THE NIAGARA ESCARPMENT PLAN

VOLUME 1

Planning and Implementation Process

Provincial
Secretariat for
Resources Development
Ontario

Hon. Norman W. Sterling, Q.C.
Provincial Secretary
Don Stevenson
Deputy Provincial Secretary

84-4115/

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CELEBRATING TOGETHER · FÊTONS ÇA ENSEMBLE
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JULY 1984

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FOREWORD

As Ontario celebrates its Bicentennial, I am proud to reaffirm my Government's commitment to protect the Niagara Escarpment. Along its length, the Escarpment includes a unique natural environment which must be protected as part of our heritage for future generations to enjoy.

Just over 10 years ago, the Ontario Government adopted The Niagara Escarpment Planning and Development Act *to focus and direct the efforts of several public agencies and interest groups towards maintaining the Escarpment as a continuous natural environment, and to ensure that any development would be compatible with that environment. The legislation also established the Niagara Escarpment Commission to prepare a Plan and to administer an innovative system of development control.*

After careful study and consultation, the Commission published The Proposed Plan for the Niagara Escarpment *in November 1979. Hearing Officers were then appointed to conduct public hearings on the Proposed Plan. During the next two years, the Hearing Officers received several hundred submissions from municipal authorities, interest groups and individuals from all walks of life.*

In January 1983, the Hearing Officers submitted their report. Six months later, the Commission issued its recommendations based on an assessment of the Hearing Officers' Report.

On assuming this portfolio in July 1983, I set about the challenging task of reviewing the Proposed Plan in relation to the two sets of recommendations from the Commission and from the Hearing Officers. I scrupulously examined all the relevant reports, and I visited many locations on the Escarpment to find out more about the area in greater detail. After several months of study, I have presented my recommendations on the Niagara Escarpment to Cabinet.

To comply with Section 10 (10) of the Act, I am now giving public notice of my intentions regarding The Niagara Escarpment Plan. My recommendations are presented in these three volumes: **Volume 1** *includes proposals on the planning process and the implementation of the Plan;* **Volume 2** *is intended to be the Niagara Escarpment Plan and,* **Volume 3** *consists of responses to the reports of the Hearing Officers.*

Anyone wishing to comment upon my intentions concerning the Plan should write to the Lieutenant-Governor-in-Council up to 21 days following the release of this report. Such written representations should be addressed to:

Assistant Clerk of the Executive Council
Executive Council Office
Government of Ontario
Legislative Building
Queen's Park
Toronto, Ontario
M7A 1A1

Norman Sterling

Norman W. Sterling, Q.C.
Provincial Secretary for
Resources Development

VOLUME 1: PLANNING AND IMPLEMENTATION PROCESS

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INTRODUCTION

INTRODUCTION

In 1973, the Government of Ontario made a commitment to protect the Niagara Escarpment, thereby recognizing the importance of this feature as a unique and continuous landscape. In making this commitment, the Government introduced legislation establishing a new system of planning for the Escarpment.

The main features of the process established by the legislation provided:

- that proposed provincial policies be prepared by the Niagara Escarpment Commission,
- that provision be made for public comment and response to Plan proposals before the adoption of the provincial Plan,
- that the provincial Plan and municipal official plans be legally binding on provincial and local governments and that the provincial Plan take precedence over local plans,
- that local government play an increasingly significant role in Plan formulation and execution.

In addition, a development control process was put in place as an interim means of dealing with development during the preparation of the Plan. This avoided the cumbersome and unwieldy techniques of freezing all development on the Escarpment pending the completion and adoption of the Plan. A "Pits and Quarries Restrictive Zone" was also established as Government policy to prohibit the establishment of new pits or quarries within its boundaries while the Plan was being prepared.

At the time, the Government agreed that the acquisition of key Escarpment lands for parks and the protection of significant natural features be continued. It was stressed that land acquisition be related to priorities of concern and that funding for the provincial land acquisition program be over the long term. To date, approximately 33,600 hectares of land have been purchased by the Government and other public agencies in the area of the Plan.

A Proposed Plan for the Niagara Escarpment was released by the Niagara Escarpment Commission in November 1979. Each municipality within or partly within the Niagara Escarpment Planning Area was provided with a copy and invited to comment within three months on the contents through the council of the county or regional municipality.

Comments were also solicited from the public and the Advisory Committees to the Commission. The comments received during the three month period are summarized in the document published by the Niagara Escarpment commission in June 1983 titled "Niagara Escarpment Commission's Response to the Comments Received on the Proposed Plan."

During the three-month period, the Niagara Escarpment Commission formally appointed three Hearing Officers seconded from the Ontario Municipal Board for the purpose of conducting hearings within the Niagara Escarpment Planning Area and receiving representations on the Proposed Plan. At the conclusion of the hearings, *The Niagara Escarpment Planning and Development Act* required the Hearing Officers to submit a report to the Commission with a copy to the Minister. The report, in four volumes, was received by the Commission and the Provincial Secretary for Resources Development in January 1983.

As the Hearing Officers note in the Preface to their report, the hearings generated an immense public interest that was sustained throughout the 26 months of sittings which began on April 14, 1980. During the overall hearing, over 9,300 people attended sittings at several locations along the Niagara Escarpment. The Hearing Officers processed a total of 1,041 applications. During the course of the hearings, 71 per cent of these applications, numbering 743, were heard as submissions. The remaining number of applications were either cancelled, or the applicants failed to appear for their scheduled appointment at the hearings. In arriving at their recommendations, the Hearing Officers took into account the submissions made and evidence emerging through cross-examination or by queries made by interested parties in passing.

The recommendations of the Niagara Escarpment Commission (under the title "Final Proposed Plan"), as required by Section 10(7) of *The Niagara Escarpment Planning and Development Act*, were received on June 30, 1983. At the same time, the Commission submitted recommendations on the implementation of the Niagara Escarpment Plan.

Section 10(9) of *The Niagara Escarpment Planning and Development Act* requires that the Provincial Secretary for Resources Development consider the two sets of recommendations and submit the Proposed Plan together with his recommendations to Cabinet.

Several factors influenced the Provincial Secretary's consideration of the Proposed Plan and his recommendations:

- the need to protect the Escarpment and the lands in the vicinity as a continuous natural environment by providing a system of uniform planning controls for the entire area of the Plan;
- the need to establish a process for dealing with development applications based on clearly defined policies, equitable to landowners and capable of administration at the local level;
- the need to establish a system of parks and open space which provides public access to significant natural and cultural features and which will be secured and developed in response to demonstrated needs;
- the need to ensure that provincial agencies, municipal governments and other organizations concerned with the future of the Escarpment become involved in monitoring the implementation of the Plan.

In essence, following the approval of the Niagara Escarpment Plan, it is proposed to maintain a special system of land use control and Plan administration for the Niagara Escarpment. This will ensure that the experience of planning this area during the past 10 years is used to best advantage to protect the Escarpment.

The land use control and Plan administration system will comprise the following parts:

1. The Niagara Escarpment Plan, as approved pursuant to *The Niagara Escarpment Planning and Development Act*. The Plan will contain policies and objectives and maps for the use of the land, permitted uses, lot creation policies and development criteria on how proposed development should be carried out. Policies are also provided for a proposed Niagara Escarpment Parks System.
2. A land use and development control system based initially on *The Niagara Escarpment Planning and Development Act* but ultimately conforming with existing and new provisions of *The Planning Act*.
3. The Niagara Escarpment Parks System comprising the parks and open space areas of several public authorities and linked, wherever possible, by the Bruce Trail. A Niagara Escarpment Fund, administered by the Ontario Heritage Foundation, will be established with Government funding to accept donations and to acquire key Escarpment areas.
4. A monitoring system for the Niagara Escarpment Plan involving provincial agencies, municipalities and the Niagara Escarpment Commission established to ensure that the policies of the Niagara Escarpment Plan are adhered to and implemented.

The procedures to implement the Plan are described in this report. **Volume 2: Recommended Policies of the Provincial Secretary for Resources Development** is the intended Plan and contains proposed policies for controlling land use and administering development control and **Volume 3: Responses to the Recommendations of the Hearing Officers** lists the recommendations of the Hearing Officers and the Provincial Secretary's responses to that report.

PART 1
THE NIAGARA ESCARPMENT PLAN

PART 1
THE NIAGARA ESCARPMENT PLAN

The policies of the Niagara Escarpment Plan, as approved by the Lieutenant-Governor-in-Council pursuant to *The Niagara Escarpment Planning and Development Act* and incorporated into regional, county and local official plans, will be the basis for maintaining the Niagara Escarpment as a continuous natural environment. The Plan will also be established as a policy statement pursuant to *The Planning Act*.

Conformity of Official Plans

The Niagara Escarpment Planning and Development Act provides that when the Plan is in effect:

- no municipality or local board, and no ministry shall undertake any improvement of a structural nature or any undertaking that conflicts with the Plan.
- no bylaw shall be passed that conflicts with the Plan.
- the Provincial Secretary, upon application of a council, may declare a bylaw, improvement or undertaking is not in conflict with the Plan.
- the provisions of the Niagara Escarpment Plan prevail over a municipal official plan or a bylaw where conflict exists.

The Act also provides for the following process where conflict exists between the Plan and an official plan:

a) the Provincial Secretary identifies the areas of conflict,

b) the Provincial Secretary advises the municipality of the conflict and invites the municipality to submit proposals for the resolution of the conflict within a specified time,

c) if the conflict is not resolved the Provincial Secretary may amend the local plan by order.

The following process is recommended to bring local plans into conformity with the Niagara Escarpment Plan:

- Local plans will be assessed to determine areas of conflict. A report will be prepared by staff of the Ministry of Municipal Affairs and Housing and the Commission
- Consultation will be initiated with municipalities
- The Provincial Secretary will be advised of conflicts and the results of consultation
- The Provincial Secretary will advise the municipality of conflict and propose a time frame for the necessary work to be done. Ways may be suggested to resolve the conflict, such as preparing an official plan amendment pursuant to *The Planning Act*.

Funding will be provided to municipalities to enable them to bring official plans into conformity with the Niagara Escarpment Plan.

An important aspect of this process is the type of document submitted to the Provincial Secretary for consideration. The continuity of the Plan and the uniform application of policies are considered important facets of the Government's policy. Thus, it is suggested that municipalities aim at achieving as much conformity as possible with the policy designations in the Plan throughout the Plan area, especially in the use of Plan nomenclature. In some municipalities, the exact wording of the Plan may be applied; in others, the adoption of alternative wording may be necessary to achieve conformity.

Amendments to the Plan

Section 12 of *The Niagara Escarpment Planning and Development Act* provides for the amendment of the Niagara Escarpment Plan. An amendment may be initiated by the Provincial Secretary for Resources Development, the Niagara Escarpment Commission, a ministry or an individual. The process then follows procedures established under Section 10 of the Act which call for the preparation of proposals, the appointment of Hearing Officers, public hearings and the submission of recommendations to the Lieutenant-Governor-in-Council.

In reviewing the implementation procedures for the Niagara Escarpment Plan, the Niagara Escarpment Commission drew attention to several potential problems with the amendment process. As several sections of the Act will be reviewed when the Plan is implemented, the Provincial Secretary for Resources Development will include this matter in his considerations with the objective of streamlining the process.

PART 2
DEVELOPMENT CONTROL

PART 2
DEVELOPMENT CONTROL

The administration of development control in the area of the Plan has been determined since 1974 by Sections 22 to 26 of *The Niagara Escarpment Planning and Development Act* and *Ontario Regulation 685*. The Act establishes the control process and the Regulation identifies types of development exempt from control and development standards. Development control guidelines are also available for dealing with such matters as development in rural areas and the relationship of development control to official plans and zoning bylaws. On average, the Niagara Escarpment Commission currently processes about 850 development permits each year.

A review of conclusions and recommendations by the Hearing Officers and the Niagara Escarpment Commission suggested three important factors in the establishment of a process dealing with development permit applications after the Plan is approved:

First, that a special system of controlling development continues to be necessary to ensure the protection of the Escarpment and that the system be applied uniformly throughout the Plan area;

Second, that the system be equitable to landowners;

Third, that local municipal councils be given responsibility for decisions governing development applications in the area of the Plan.

Accordingly, it is recommended that:

The responsibility for the administration of development applications in the area of the Niagara Escarpment Plan be delegated progressively to the local municipal level.

- Initially, administration of the present development permit system will be delegated expeditiously to upper-tier municipalities which express a desire to assume the responsibility. This can be done under the present legislation.
- A site plan control system in conjuction with zoning bylaws will be established to enable local municipalities to assume responsibility for development applications. The site-plan control system will be based on official plans and zoning bylaws which must first be brought into conformity with the Niagara Escarpment Plan. An amendment to *The Planning Act* may be necessary to implement this system.

Delegation to Upper-Tier Municipalities

The legislative authority for the initial step in the process of delegation is contained in *The Niagara Escarpment Planning and Development Act*. Section 25(2) of the Act enables the Minister of Municipal Affairs and Housing to delegate responsibility to an upper-tier authority for the administration of development control subject to conditions. The upper-tier authority's application to the Minister must include a statement of the organizational structure to be established and the procedures to be followed. The upper-tier municipalities in the area of the Niagara Escarpment Plan include the Regional Municipalities of Niagara, Hamilton-Wentworth, Halton, Peel, the Counties of Dufferin, Simcoe, Grey and Bruce and the City of Owen Sound.

Responsibility for the administration of the development permit system will be delegated to upper-tier authorities which express a desire to assume responsibility for planning decisions.

The following process is contemplated:

- Staff from the Ministry of Municipal Affairs and Housing in consultation with the Niagara Escarpment Commission will initiate discussions with upper-tier authorities immediately to determine their willingness to assume responsibility for the administration of the development permit system.

  At this stage, a commitment must be received that all relevant planning documents will be brought into conformity with the Niagara Escarpment Plan.
- Staff from the Ministry of Municipal Affairs and Housing and the Niagara Escarp-

ment Commission in consultation with staff of upper-tier municipalities will prepare an administrative manual for the development permit system.

- When an upper-tier municipality applies to the Minister of Municipal Affairs and Housing for designation to administer the development permit system, designation will follow approval of the Minister of Municipal Affairs and Housing pursuant to Section 25 of *The Niagara Escarpment Planning and Development Act*.

The following criteria are proposed for the delegation of the development permit system to upper-tier municipalities:

- that an approved official plan is in place,
- that full-time professional staff are available,
- that adequate financial and administrative resources are available to provide the service,
- that applications for designation be at the request of county or regional authorities,
- that a process for reporting development permit approvals to the monitoring agencies be established.

Before delegation of the development permit system occurs, a review of current development control operations will be undertaken to ensure that procedures are adopted to meet the needs of the upper-tier authorities.

The Niagara Escarpment Commission will be responsible for the administration of the development permit process until responsibility is transferred to upper-tier municipalities.

Establishment of Site-Plan Control at the Local Level

A land use control system based on zoning and site-plan control gives landowners greater confidence. Furthermore, local municipal councils are more familiar with administering the provisions of *The Planning Act*.

Current legislation governing site-plan control needs amending to ensure that this process can be established for the area of the Niagara Escarpment Plan. Accordingly, it is recommended that amendments to *The Planning Act* be introduced in 1985 to ensure that:

- site-plan control apply to development applications in the entire area of the Niagara Escarpment Plan when the present permit system is repealed,
- site-plan control be monitored with the assistance of upper-tier municipalities and the Niagara Escarpment Commission,
- the Ministry of Municipal Affairs and Housing or the Niagara Escarpment Commission are empowered to appeal decisions on site-plan proposals.

A manual of practice will be prepared together with model zoning bylaws and guidelines for site-plan control to assist municipalities in administering the process.

The prerequisites before local municipal councils assume responsibility for implementing site-plan control are:

- all local official plans and zoning bylaws must conform with the Niagara Escarpment Plan,
- the area of the Niagara Escarpment Plan must be shown in local official plans as an area of site-plan control,
- a site-plan bylaw must be enacted for the area of the Niagara Escarpment Plan.

As the Plan is implemented, it is possible for the two systems of land use control to be in effect in different parts of the Escarpment. For example, some upper-tier authorities may opt to continue to use the development permit system as provided for in *The Niagara Escarpment Planning and Development Act*. Elsewhere, however, many local municipal councils will probably adopt site-plan bylaws and assume responsibility for administering the system, when local plans are brought into conformity with the Niagara Escarpment Plan.

PART 3

ESCARPMENT PARKS AND LAND ACQUISITION

PART 3
ESCARPMENT PARKS AND LAND ACQUISITION

In 1973, the Government's policy for protecting the Niagara Escarpment consisted of two initiatives: to regulate the use of private land by means of a provincial land use plan and to establish policies for the acquisition and development of public land along the Escarpment. This section describes the proposed course of action for publicly owned land on the Escarpment.

Niagara Escarpment Parks System

A Niagara Escarpment Parks System will be established based on publicly owned land. The system will include the development of 10 principal, or nodal, parks at strategic points along the Escarpment with the Bruce Trail linking the parks and natural features in public ownership. As there are several park agencies along the Escarpment, policies will be developed to coordinate the development and management of the Parks System as a unified system. Plans will be prepared for each park and an overall park identity program established.

The nodal parks of the Niagara Escarpment Parks System will be focal points for activities along the Escarpment. In these parks, special emphasis will be placed on the dissemination of information regarding the parks system, as well as other recreation activities in the communities and the countryside in the vicinity of that part of the Escarpment. Steps will be taken to ensure the parks become an integral part of the tourist economy along the Escarpment.

The 10 nodal parks and their managing agencies are:

1. Cyprus Lake Provincial Park
   (Ministry of Natural Resources)

2. Skinner Bluff Conservation Area
   (Sauble Valley Conservation Authority)

3. Inglis Falls Conservation Area
   (North Grey Conservation Authority)

4. Walters Falls Conservation Area
   (North Grey Conservation Authority)

5. Pretty River Valley Candidate Provincial Park
   (Ministry of Natural Resources)

6. Mono Cliffs Candidate Provincial Park
   (Ministry of Natural Resources)

7. Terra Cotta Conservation Area
   (Credit Valley Conservation Authority)

8. Crawford Lake Conservation Area
   (Halton Region Conservation Authority)

9. Dundas Valley Conservation Area
   (Hamilton Region Conservation Authority)

10. Short Hills Candidate Provincial Park
    (Ministry of Natural Resources)

Discussions with the various park authorities along the Escarpment resulted in agreement that the Parks System be managed by existing agencies guided by policies of the Niagara Escarpment Plan. The authorities also agreed that a proposed manual of standards and guidelines be prepared to be used by all the agencies in preparing plans for developing and managing parks comprising the System.

As to the proposed establishment of a National Park in Bruce County, discussions between the Federal and Provincial Governments are at a preliminary stage with the result that a statement on this matter in the Niagara Escarpment Plan would be premature.

Parks Coordination

In accordance with the recommendation of the Hearing Officers, the Ministry of Natural Resources is prepared to assume responsibility for coordinating the Niagara Escarpment Parks System with the numerous parks agencies on the Escarpment. These agencies include eight conservation authorities; the Niagara Parks Commission; the Ministry of Agriculture and Food; the Ontario Heritage Foundation; Parks Canada; the St. Lawrence Seaway Authority; municipalities and other bodies capable of managing areas in the public interest, such as the Bruce Trail Association and local service clubs.

Coordination of the Niagara Escarpment Parks System will occur largely by means of existing administrative arrangements. The Ministry of Natural Resources anticipates a more active role for its staff in such areas as:

- ensuring park development plans do not conflict with the policies of the Plan and the proposed manual of park standards and guidelines,
- coordinating a marketing program for the system,
- establishing a visual identity program,
- dealing with planning concerns as the overall Plan is implemented.

In addition, the Ministry of Natural Resources will publish regulations governing the proposed designation of candidate provincial parks in the Niagara Escarpment Parks System in conjunction with the approval of the Niagara Escarpment Plan.

Land Acquisition

Since the late 1960s, approximately 33,600 hectares of land have been purchased by the Government and other public agencies along the Escarpment. Excluding land requirements in Bruce County which may be purchased by the Federal Government for the proposed National Park, it is estimated that an additional 3,700 hectares is required to consolidate existing holdings.

The Government's policy for land acquisition on the Escarpment since 1980 has been to purchase only high priority lands needed to consolidate purchased areas or to facilitate the management of existing purchased lands. These properties are included on a priority acquisition list available at Ministry of Natural Resources' offices. The policy also states that land will be acquired, only if the owner is willing to sell and that an acceptable price is negotiated.

As to the acquisition of land for the Bruce Trail, the Government has indicated its preparedness to support this endeavour, but only where other means have failed or where public access to the Bruce Trail is not possible.

In their report, the Hearing Officers recommended that a definite program be established for land acquisition and that affected property owners be advised when their property is listed to be purchased. In June 1983, the Niagara Escarpment Commission proposed that the acquisition of land be undertaken over the long term, that lands suitable for acquisition be identified on maps and that lands for the Bruce Trail be given special priority.

Having considered the options, the Government confirms that it will carry out land acquisition over the long term depending on the availability of funds and the willingness of owners to sell their property or to allow an easement for its use.

The Government's actions regarding land acquisition will be determined by the following course of action:

1. The Government will seek to purchase lands considered to be of high priority. Such lands would be areas needed to consolidate existing purchased areas or to facilitate the management of existing public lands.
2. Priority properties will be included in a list maintained by the Ministry of Natural Resources and kept up-to-date in consultation with other park agencies and the Ontario Heritage Foundation. Core properties in the proposed acquisition areas are the first priority. Copies of the list are available at the Ministry's offices in or close to the Niagara Escarpment area.
3. Acquisitions will occur when landowners express a willingness to sell or to donate their property to a public authority. The Government will make one contact with the landowner to indicate its interest in acquiring the land through outright purchase at an appraised market value. Other methods of acquiring the land may be discussed at the time, such as special agreement, easement or a donation. If the landowner is not interested the negotiations will cease.

4. With regard to lands along the route of the Bruce Trail, the Government will support land acquisition, but only where other means of guaranteeing public access to the trail are not possible.

5. The Government will not seek to purchase lots of record outside listed acquisition areas.

6. Surplus lands might be sold or exchanged for lands having a higher suitability for acquisition.

Areas of Natural and Scientific Interest

It is impossible to purchase all the areas of outstanding natural or scientific value in the area of the Niagara Escarpment Plan. Fortunately, many concerned property owners along the Escarpment have maintained and managed their lands in such a way as to make it possible for others to enjoy. This concept of concerned stewardship of the land by property owners will be encouraged.

Many areas of natural and scientific interest in the area of the Niagara Escarpment Plan are located on private land. Therefore, the Ministry of Natural Resources will attempt to ensure with the cooperation of Ontario Heritage Foundation, park agencies or municipalities that landowners are aware of significant features on their properties. Owners' cooperation will be sought in protecting such features through voluntary agreements which may take the form of lease agreements, conservation easements or other arrangements deemed practicable at the time.

As to areas of scientific and natural interest in publicly owned lands, park agencies will be encouraged to give priority to the preparation of plans for these areas to ensure their protection.

Ontario Heritage Foundation

The protection of the Niagara Escarpment is a team effort. In the decades to come, the provision and maintenance of open space in the area of the Plan will depend on an approach which stresses greater involvement by public, private and voluntary interests working together as a partnership in the context of the Niagara Escarpment Plan. The Ontario Heritage Foundation will be a key partner in this endeavour. The Foundation is an agency of the Ministry of Citizenship and Culture created to assist and to encourage the preservation of Ontario's heritage and culture. The Foundation is guided by a board of private citizens representing all parts of Ontario. As a participant in the Natural Heritage League, the Foundation works closely with other organizations such as The Nature Conservancy of Canada, the Ministry of Natural Resources, conservation authorities and local governments to protect and to manage natural heritage areas.

As the Government recognizes the Niagara Escarpment as a significant element of Ontario's natural heritage, it is recommended that a special Niagara Escarpment Fund be established to accept donations for the acquisition of Escarpment lands. Furthermore, the Government's contribution to the Fund will be $2.5 million per year for a period of 10 years.

It is also recommended that a special committee of the Ontario Heritage Foundation, the Niagara Escarpment Committee, be established to administer the Fund and a program for accepting donations, and acquire rights in heritage properties on the Escarpment.

Five new directors will be appointed to the Board of the Ontario Heritage Foundation by Order-in-Council, including the Chairman of the Niagara Escarpment Commission, to establish the special committee.

The Niagara Escarpment Committee will report to the Ontario Heritage Foundation's Chairman and Board of Directors in the same manner as the existing four standing committees of the Board (Trust, Architecture, Archaeology and History). The committee will also be advised by each of the four standing committees on matters of heritage resource protection. The Niagara Escarpment Committee will have its own administrative staff and will also be supported by staff of the relevant standing committees where required.

In implementing the program, the Niagara Escarpment Committee will work in liaison with the Natural Heritage League of Ontario. A close working relationship with the Ministry of Natural Resources will be maintained in the decision-making process.

A variety of methods will be used to protect Escarpment heritage properties. The Foundation's policy will be to purchase property only as a last resort. This policy will be applied to the Escarpment program. Methods of achieving effective protection will include such mechanisms as donations, easements, bequests, management agreements, owner notification and heritage registration, as well as purchase.

Property and cash donations will be made to the Foundation in the usual manner to help fund the program. Cash donations and Government allocations may readily be dedicated to specific heritage conservation projects on the Escarpment. Both property and cash donations to the Foundation entitle the donor to special Income Tax benefits as gifts to the Crown in right of Ontario.

The Ministry of Natural Resources, a conservation authority or other agencies will undertake the management of those properties protected through the operation of the Escarpment program. Before completing an acquisition, the Ontario Heritage Foundation will seek a commitment from one of the park agencies to undertake the management of the property. The Foundation will also ensure that all Escarpment heritage protection activity is promoted in a way that will give it high and distinct profile while still benefiting from the prestige of affiliation with the Ontario Heritage Foundation's long-established and well-known heritage conservation programs.

PART 4

MONITORING PLAN IMPLEMENTATION

PART 4
MONITORING PLAN IMPLEMENTATION

People concerned about the future protection of the Niagara Escarpment have debated at length how a comprehensive set of policies for the entire area can be maintained, given the large number of authorities and interests in the Plan area.

In response to these concerns, a monitoring system is recommended to ensure that the policies of the Niagara Escarpment Plan are implemented and that decisions on proposals are consistent with the objectives and policies of the Plan. In the system, provision will be made for the Niagara Escarpment Commission to comment on development applications and to intervene at appeal hearings if Plan objectives and policies are threatened.

The monitoring system will be a joint undertaking of ministries and the Niagara Escarpment Commission coordinated through the Provincial Secretariat for Resources Development. The ministries involved will include the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and the Ministry of Citizenship and Culture.

Role of the Niagara Escarpment Commission

To date, the Niagara Escarpment Commission has performed two tasks: the preparation of a Proposed Plan and the administration of development control in the Plan area. Both tasks have involved complex details and issues which the Commission has handled professionally and with sensitivity to the Escarpment environment. When the Plan is completed, the Commission's role in the administration of the development permit system will be reduced as upper-tier municipalities assume responsibility for this function.

The continuing existence of the Commission will be a tangible indication of the Government's commitment to ensure the consistency of policy implementation along the Escarpment while municipalities and other agencies bring their plans into conformity with the Plan. Accordingly, it is recommended that the responsibilities of the Commission be re-defined so that its purpose and activities will be oriented to ensure that the objectives of the Plan are maintained.

Specifically, the responsibilities of the Niagara Escarpment Commission will be:

- to promote the objectives of the Plan;
- in conjunction with the Ministry of Municipal Affairs and Housing and other agencies, to assist and to advise municipalities in bringing official plans into conformity with the Niagara Escarpment Plan;
- to administer the development permit system until delegated;
- to review and advise on proposed amendments to the Plan;
- to comment on and to monitor development permits and lot creation when delegated;
- to comment on and to monitor zoning applications and site-plan agreements and decisions;
- to intervene on development applications, if Plan objectives and policies are threatened.

The present number of Commissioners will be retained; that is nine members, including the Chairman representing the public-at-large, and eight members representing counties and regional municipalities whose jurisdiction includes any part of the Niagara Escarpment Planning Area. This will ensure that the large number and diversity of interests in the Plan area are represented.

As in the past, the Commission will report to the Government through the Provincial Secretary for Resources Development.

Role of Ministries

Many government agencies will be involved in implementing different tasks associated with the Niagara Escarpment Plan. The key agencies will be the Ministry of Municipal Affairs and Housing, the

Ministry of Natural Resources, and the Ministry of Citizenship and Culture. Other government agencies will be involved from time to time as well, such as the Ministry of the Environment, the Ministry of Agriculture and Food, and the Ministry of Tourism and Recreation. The roles of the key ministries will be as follows:

Provincial Secretariat for Resources Development

- Ensuring coordination of Plan implementation and monitoring process,
- Deeming official plans in conformity with the Niagara Escarpment Plan,
- Processing amendments to the Niagara Escarpment Plan.

Municipal Affairs and Housing

- Reviewing and approving official plan amendments to conform with the Niagara Escarpment Plan,
- Establishing and monitoring a site-plan control system,
- Reviewing zoning bylaws and site-plan control bylaws,
- Rendering decisions on appeals under a development permit system,
- Assisting and advising municipalities on Plan implementation.

Ministry of Natural Resources

- Coordinating the preparation by park agencies of park master and management plans to conform with the Niagara Escarpment Plan,
- Monitoring implementation of park plans,
- Maintaining and periodically reviewing land acquisition priority lists,
- Liaising with park agencies and the Ontario Heritage Foundation.

Ministry of Citizenship and Culture

- Establishing a special committee within the Ontario Heritage Foundation to receive donations of lands and funds for park areas on the Niagara Escarpment.

In accordance with *The Niagara Escarpment Planning and Development Act,* undertakings such as public works, the preparation of park plans and programs carried out by Provincial ministries and agencies, including conservation authorities, should not conflict with the Niagara Escarpment Plan.

The Provincial Secretary for Resources Development will establish a process through the Plan monitoring system to ensure that the provisions of the Act are observed.

Volume

2

THE NIAGARA ESCARPMENT PLAN

VOLUME 2

Recommended Policies of the Provincial Secretary for Resources Development

Ontario

Provincial
Secretariat for
Resources Development

Hon. Norman W. Sterling, Q.C.
Provincial Secretary
Don Stevenson
Deputy Provincial Secretary

THE NIAGARA ESCARPMENT PLAN

VOLUME 2

CELEBRATING TOGETHER · FÊTONS ÇA ENSEMBLE
1784 · ONTARIO · 1984

Recommended Policies of the Provincial Secretary for Resources Development

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Resources Development

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Deputy Provincial Secretary

JULY 1984

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VOLUME 2. RECOMMENDED POLICIES OF THE PROVINCIAL SECRETARIAT FOR RESOURCES DEVELOPMENT

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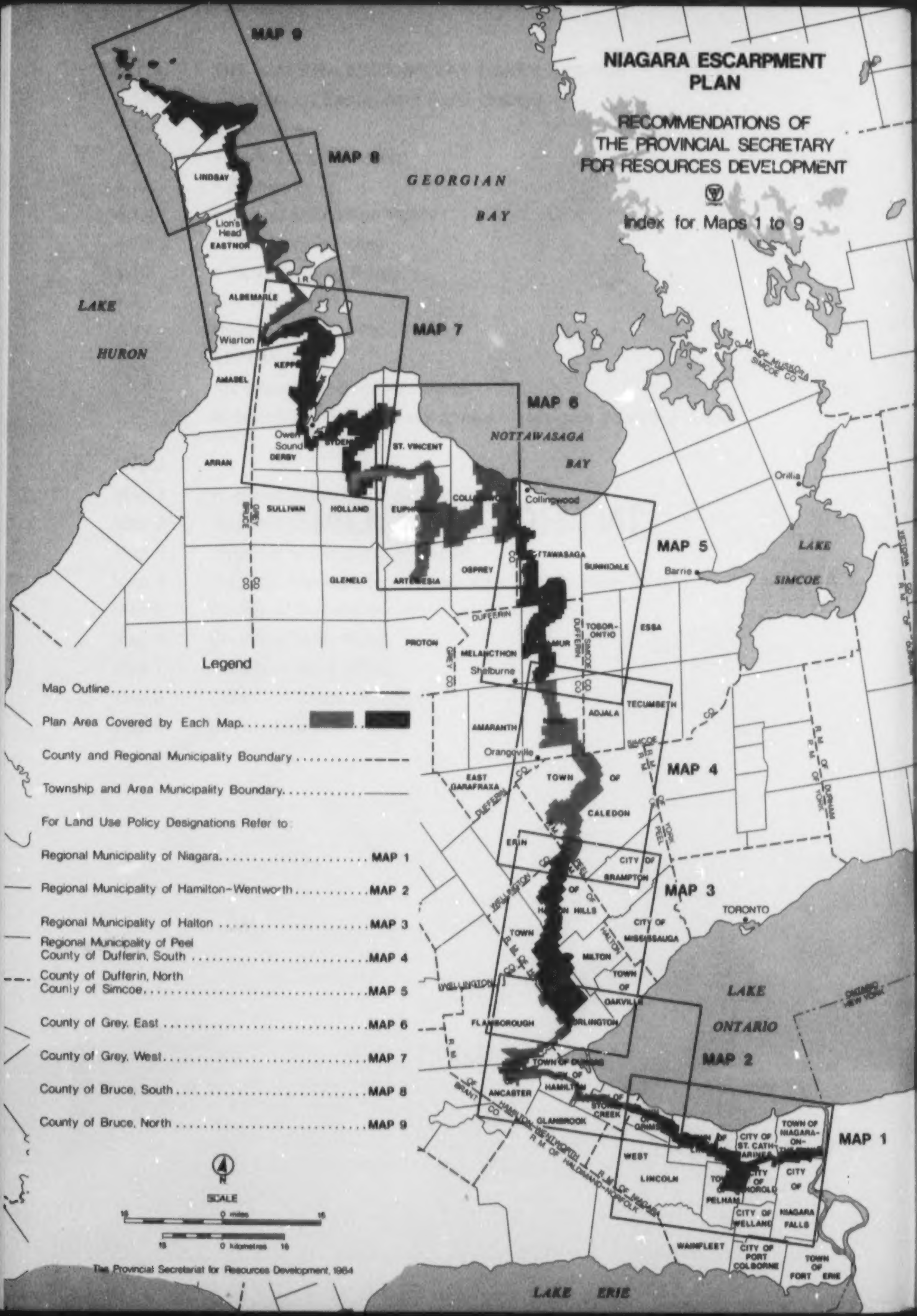
INTRODUCTION



NIAGARA ESCARPMENT PLAN

RECOMMENDATIONS OF THE PROVINCIAL SECRETARY FOR RESOURCES DEVELOPMENT

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Lion's Head
EASTNOR
ALBEMARLE
Wiarton
AMABEL
KEPPEL
Owen Sound
SYDENHAM
DERBY
ARRAN
ST. VINCENT
SULLIVAN
HOLLAND
EUPHRASIA
COLLINGWOOD
Collingwood
GLENELG
ARTEMESIA
OSPREY
NOTTAWASAGA
SUNNIDALE
Barrie
Orillia
ESSA
TOSORONTIO
MULMUR
PROTON
MELANCTHON
Shelburne
DUFFERIN
GREY CO
SIMCOE CO
TECUMSETH
ADJALA
AMARANTH
Orangeville
EAST GARAFRAXA
TOWN OF CALEDON
ERIN
CITY OF BRAMPTON
TOWN OF HALTON HILLS
CITY OF MISSISSAUGA
MILTON
TOWN OF OAKVILLE
BURLINGTON
FLAMBOROUGH
TOWN OF DUNDAS
CITY OF HAMILTON
ANCASTER
GLANBROOK
STONEY CREEK
TORONTO
WEST LINCOLN
LINCOLN
CITY OF ST. CATHARINES
TOWN OF NIAGARA-ON-THE-LAKE
CITY OF THOROLD
PELHAM
CITY OF WELLAND
CITY OF NIAGARA FALLS
WAINFLEET
CITY OF PORT COLBORNE
TOWN OF FORT ERIE
R.M. OF HALDIMAND-NORFOLK
R.M. OF NIAGARA
HAMILTON-WENTWORTH
BRANT CO
WELLINGTON
R.M. OF HALTON
R.M. OF PEEL
R.M. OF YORK
R.M. OF DURHAM
R.M. OF MUSKOKA
SIMCOE CO
VICTORIA
ONTARIO
NEW YORK
0 miles
0 kilometres

INTRODUCTION

The Niagara Escarpment

The Niagara Escarpment includes a variety of topographic features and land uses extending 725 kilometres from Queenston on the Niagara River to the islands off Tobermory on the Bruce Peninsula.

The particular combination of geological and ecological features along the Niagara Escarpment result in a landscape unequalled in Canada. It is also a source of some of southern Ontario's prime rivers and streams and one of the province's principal outdoor recreation areas.

Man's impact on this environment is reflected in a variety of ways. The Escarpment area is the site of a large mineral aggregate extraction industry. Demand for permanent and seasonal residences in many areas is intense. Farming ranges from the cultivation of tender fruit and specialty crops in the Niagara Peninsula to the raising of beef cattle in Bruce County while the proximity to Ontario's largest population centres makes the Escarpment a popular tourist destination.

The Niagara Escarpment Planning and Development Act establishes a planning process to ensure that the area would be protected. From this emerged the Niagara Escarpment Plan which serves as a framework of objectives and policies to strike a balance between development, preservation and the enjoyment of this important resource.

How To Read This Plan

The Niagara Escarpment Plan is composed of four parts and appendices and Maps 1 to 9.

Part 1 contains general policies and definitions, which are particularly important to be understood prior to reading Part 2, Land Use Policies and Part 3, Development Criteria.

Part 2 contains seven land-use designations which explain how land shall be used throughout the area of the Niagara Escarpment Plan. For each designation, objectives are outlined followed by the criteria applied in their mapping. Uses permitted and lot creation policies for each designation are stated.

Part 3 contains Development Criteria which determine how a proposed development (i.e. a permitted use) should be carried out.

Parts 2 and 3 should be read in conjunction with each other.

If you are proposing a development in the area of the Niagara Escarpment Plan, you should:

a) determine what land-use designation applies to your land by referring to the appropriate map in Maps 1 to 9 of the Plan;

b) determine whether your proposed development is a permitted use in that designation by referring to Part 2 of the Plan; and

c) consult the Development Criteria in Part 3 prior to applying for planning permission to proceed with your development.

Part 4 describes the Niagara Escarpment Parks System.

Part 5 contains, for information purposes, two appendices to the Niagara Escarpment Plan:

Appendix 1. A description of proposed and existing Escarpment parks.

Appendix 2. High Potential Mineral Aggregate Resources Map.

Maps 1 to 9 accompany each copy of the Niagara Escarpment Plan.

PART 1

GENERAL POLICIES AND DEFINITIONS

PART 1. GENERAL POLICIES AND DEFINITIONS

Notes

1.1
Interpretation of Boundaries

The outer boundary of the area covered by the Niagara Escarpment Plan is fixed and inflexible, and can be changed only by a Plan amendment. It is formed by a combination of such features as roads, railways, electrical transmission lines, municipal and property boundaries, lot lines, rivers and topographic features.

The internal boundaries between designations within the Plan, however, are less definite except where they are formed by such facilities as roads, railways, and electrical transmission lines. These internal boundaries, shown at a scale of 1:50,000, are not intended to be site specific and should not be used for accurate measurement. The exact delineation of designation boundaries on specific sites will be done by the implementing body through the application of the designation criteria (see Part 2) utilizing the most detailed or up-to-date information available, and site inspections. Such designation boundary interpretations will not require amendments to the Niagara Escarpment Plan.

Hearing Officers' Recommendation No. 8, Vol. 1.

1.2
Pits and Quarries Restrictive Zone

The Pits and Quarries Restrictive Zone defined by the Government of Ontario in 1973 is replaced by the policies and map designations of the Plan.

1.3
Definitions

The following definitions have been compiled to assist the reader with the interpretation of the Niagara Escarpment Plan.

Included in this part as the result of Hearing Officers' Recommendation No. 3, Vol. 1.

ACCESSORY BUILDING OR STRUCTURE—a detached building or structure that is not used for human habitation, the use of which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal use or building and located on the same lot.

The term Viable Farm Unit is deleted as recommended by the Hearing Officers, No. 62, Vol. 1.

AGGREGATE—gravel, sand, clay, shale, stone, earth or other prescribed material defined in *The Pits and Quarries Control Act.*

AGRICULTURE OPERATION—the carrying out of an agricultural use.

AGRICULTURAL USE—the land, building or structure used for the purpose of animal husbandry, horticulture, beekeeping, dairying, fallow, field crops, fruit farming, fur farming, market gardening, pasturage, poultry keeping, mushroom farming or any other farming use and may include the growing, raising small scale packing and storing of produce on the produce on the premises and other similar uses customarily carried out in the field of general agriculture.

ANIMAL KENNEL—a building structure or premises used for the raising or boarding of dogs, cats or other household pets.

AREAS OF NATURAL AND SCIENTIFIC INTEREST—areas of land and water containing natural landscapes features which have been identified as having values related to protection, natural heritage appreciation, scientific study or education. The most significant of such areas along the Niagara Escarpment are identified in District Guidelines published in 1983 by the Ministry of Natural Resources and were previously identified as candidate nature reserves in two reports prepared by the Ministry of Natural Resources in 1976, "Significant Natural Areas Along the Niagara Escarpment" and "Earth Science Candidate Nature Reserves on the Niagara Escarpment".

CAMPGROUND—an area used for a range of overnight camping experiences, from tenting to serviced trailer sites, including accessory facilities which support the use, such as administration offices, laundry facilities, washrooms, support recreational facilities, but not including the use of mobile homes or trailers on a permanent year-round basis.

CARRYING CAPACITY—capacity of a site to support use without substantial negative impact on environmental features such as water quality, natural vegetation, soil, wildlife population and visual attractiveness.

COMPATIBLE—where the building, structure, activity or use blends, conforms or is harmonious with the Escarpment's ecological physical, visual or cultural environment.

CONSERVATION—the wise management of the environment in a way which will maintain, restore, enhance and protect its quality and quantity for sustained benefit to man and the environment.

COTTAGE INDUSTRY—an occupation conducted as an accessory use within a single family dwelling by one or more of its residents. A cottage industry may include occupations such as dressmaking, upholstering, weaving, baking, ceramic-making, painting, sculpting and the repair of personal effects.

CULTURAL LANDSCAPE—A cultural landscape is the product of man's activities over time in modifying the landscape for his own purpose, and is an aggregation of man-made features such as a village, farmland, waterways, transportation corridors, and other artifacts.

DEERYARDS—the area where deer concentrate during the winter months.

DOMESTIC PURPOSES—those purposes for the property owner's use and not for sale to the public.

DWELLING UNIT—one or more habitable rooms designed for the use of one family in which sanitary and kitchen facilities are provided for the exclusive use of such family, and having a private entrance.

EASEMENT—a negotiated interest in the land of another which allows the easement holder specified uses or rights without actual ownership of the land.

ECOLOGICAL (LY) (ALLY)—the sum total of all the natural and cultural conditions which influence and act upon all life forms including man.

ESCARPMENT—see the Preamble of this Plan for a description of the Niagara Escarpment. The single word "Escarpment" used in this document means the Niagara Escarpment.

ESCARPMENT BROW (EDGE)—the uppermost point of the Escarpment slope or face. It may be the top of a rock cliff, or where the bedrock is buried, the most obvious break in slope associated with the underlying bedrock.

ESCARPMENT RELATED LANDFORMS—the physical features of the land associated with the Escarpment and created by erosion, sedimentation and glaciation, often including such features as moraines, lakes, river valleys, beach ridges, drumlins and kames.

ESCARPMENT SLOPE (FACE)—the area between the brow and toe of the Escarpment and usually characterized by a steep gradient. Where the rise occurs in the form of a series of steps, the slope also includes the terraces between the steps.

ESCARPMENT TOE (BASE)—the lowest point on the Escarpment slope or face determined by the most obvious break in slope associated with the bedrock or landforms overlying the bedrock.

ESSENTIAL—that which is deemed necessary to the public interest after all alternatives have been considered.

EXISTING USES—the use of any land building or structure legally existing on the day of approval of the Niagara Escarpment Plan.

EXISTING LOT OF RECORD—a lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry Office at the time of the approval of the Niagara escarpment Plan by the Government of Ontario.

FARM CLUSTER—a group of farm buildings, which includes the farm dwelling, on a property activity in agricultural use.

FISHERIES MANAGEMENT—the management of fish habitat and fish population for the purpose of sustaining and improving the quality and quantity of fish.

FLOOD PLAIN—the area, usually lowlands, adjoining the channel of a river, stream or water course which has been or may be covered by flood water during a regional flood or a one-in-one-hundred-year flood.

FOREST MANAGEMENT—the management of forests for the production of wood and wood products and to provide outdoor recreation, to maintain, restore or enhance environmental conditions for wildlife, and for the protection and production of water supplies.

GROUNDWATER INFILTRATION AREA—an area where the porous nature of the surficial materials allows significant percolation of water into the groundwater system.

HEADWATERS—the source area of a stream.

HERITAGE PROPERTY—features in or on the land or underwater and considered to be a consultable record of past human activities, endeavours or events (e.g. buildings, street furniture, engineering works, planting and archaeological sites.)

HIGH WATER MARK—the mark made by the action of water under natural conditions on the shore or bank of a body of water which action has been so common and usual that it has created a difference between the character of the vegetation or soil on one side of the mark and the character of the vegetation and soil on the other side of the mark.

HOME INDUSTRY—a small scale use providing a service primarily to the rural farming community and which is accessory to a single-family dwelling or agricultural operation. A home industry may be conducted in whole or in part in an accessory building and may include a carpentry shop, a metal working shop, a welding shop, an electrical shop or blacksmith's shop, etc., but does not include an auto repair or paint shop, or furniture stripping.

HOME OCCUPATION—an occupation which provides a service as an accessory use within a single-family dwelling performed by one or more of its residents. Such occupations may include services performed by an accountant, architect, auditor, dentist, medical practitioner, engineer, insurance agent, land surveyor, lawyer, realtor, planner or hairdresser.

IMPLEMENTING AUTHORITY—the body/bodies responsible for the administration of the Niagara Escarpment Plan.

INCIDENTAL USE—a use (e.g. swimming pool) normally accessory to but not an essential part of an existing use.

INSTITUTIONAL USE—use of land, building or structure for some public or social purpose, but not for commercial purposes, and may include governmental, religious, educational, charitable, philanthropic, hospital or other similar or non-commercial use to serve the immediate community.

LOT—a parcel or tract of land which is recognized as a separate parcel of land under the provisions of the Planning Act, and includes a lot created by consent for mortgage purposes where the mortgage has not been discharged.

MINERAL RESOURCES—aggregate and other structural materials, industrial and metallic minerals, and petroleum resources.

NATURAL ENVIRONMENT—the air, land and water or any combination or part thereof, of the Province of Ontario.

NEW LOTS—lots registered in the Land Registry Office after the approval of the Niagara Escarpment Plan.

NIAGARA ESCARPMENT—a description of the Niagara Escarpment is provided in the Introduction of this document. The single word "Escarpment" used in this document means the Niagara Escarpment.

OFFICIAL PLAN—a document approved by the Minister of Municipal Affairs and Housing, containing objectives and policies established primarily to provide guidance for the physical development of a municipality or a part thereof, while having regard to relevant social, economic and environmental matters.

OPEN LANDSCAPE CHARACTER—the system of rural features, both natural and man-made which makes up the rural environment, including forests, slopes, streams and stream valleys, hedgerows, agricultural fields, etc.

ORIGINAL TOWNSHIP HALF LOT—half of an original township lot where the township was originally surveyed into 80 hectare (200 acres) lots.

ORIGINAL TOWNSHIP LOT—the township lot as shown on an original plan where an original plan is a plan certified by the Surveyor General as being the original plan of an original survey. Generally, in Ontario original township lots are 40 hectares (l00 acres). However, larger and smaller original township lots exist.

PARK PLANS—Master or Management plans for parks prepared by the agencies listed in Part 4 of this document.

PIT—land from which unconsolidated aggregate has been, is being or may be excavated as defined in *The Pits and Quarries Control Act* or successor thereto, but does not include a wayside pit.

PRESERVATION—the maintenance of natural or cultural heritage features in their current or original form, and the maintenance of the natural environment to allow natural processes to continue undisturbed by human intervention.

PROTECTION—ensuring that human activities are not allowed to occur which will result in the unacceptable degradation of the quality of an environment.

PUBLIC AGENCY—any Federal, Provincial, County or Municipal agency and includes any commission, board, authority or department, including Ontario Hydro, established by such agency exercising any power or authority under a Statute of Canada or Ontario.

QUARRY—land from which consolidated aggregate has been, is being or may be excavated as defined in *The Pits and Quarries Control Act*, but does not include a wayside pit.

RECREATIONAL DEVELOPMENT—those activities and associated tourism facilities designed to provide recreational and tourism opportunities for the use of local residents and the travelling public.

REGIONALLY SIGNIFICANT AREAS OF NATURAL AND SCIENTIFIC INTEREST—areas identified by the Ministry of Natural Resources, Conservation Authorities, municipalities and other agencies as having ecological or geological/geomorphological value at the regional level.

REHABILITATION—the restoration of land from which aggregate has been excavated to its former use or condition which is or will be compatible with adjacent uses.

SECONDARY PLAN—a plan for a specific geographic area of a municipality which has been approved as an amendment to an official plan by the Minister of Municipal Affairs and Housing. Such a plan is prepared when there is a need for more specific policies to guide future development approved in an official plan under *The Planning Act*.

SEDIMENT CONTROL DEVICE—a structure which traps and filters sediments.

SINGLE-FAMILY DWELLING—a separate building containing not more than one dwelling unit and may include a chalet, cottage or mobile home.

SOURCE AREA—areas of obvious ground water discharge (e.g. springs, and prominent seeps).

TALUS SLOPE—the slope created by the mass of broken rock which accumulates at the base of the cliff face along the Escarpment.

TONNE—a metric measurement, 1,000 kilograms or 2,205 pounds.

TOP OF STREAMBANK—the upper edge of the slope of the stream valley where the land levels off; or where there is a flood plain, to the top of slope above the flood plain.

TRAIL ACTIVITIES—recreation oriented to trails, (e.g. horseback riding, cross-country skiing, hiking, snowmobiling).

UNSERVICED CAMPSITES—campsites which are not individually provided with water, sewer or electrical services.

UNSTABLE SLOPES—slopes which are or may be subject to erosion such as mass movement, slumping, landslides, mudflows or rock falls.

UTILITY—a water supply, storm or sanitary sewage, gas or oil pipeline, the generation, transmission and distribution of electric power, steam or hot water, towers, telegraph and telephone lines and other cabled services, waste collection or disposal or management, a public transportation system or any other similar works or systems necessary to the public interest.

VETERINARY CLINIC—the office of a veterinary surgeon and premises for the treatment of animals.

WATERSHED MANAGEMENT—the analysis, protection, development, operation and maintenance of the land, vegetation and water resources of a drainage basin.

WAYSIDE PIT OR QUARRY—lands from which consolidated or unconsolidated aggregate is excavated for use in a project of a public authority and that is worked outside the limits of the right-of-way of a highway, but does not include a licensed pit or quarry.

WETLANDS—areas with shallow standing water (less than two metres deep) until about July 1, in most years. Wetlands are divided into four major categories: swamps, marshes, bogs and fens.

WILDLIFE MANAGEMENT—the management of wildlife habitats for the purpose of sustaining the quantity and quality of wildlife for the benefit of people.

PART 2
LAND USE POLICIES

PART 2. LAND USE POLICIES

Notes

2.1
Introduction

The area of the Niagara Escarpment Plan has been allocated among the following seven land-use designations:

- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Minor Urban Centre
- Urban Area
- Escarpment Recreation Area
- Mineral Resource Extraction Area

The land-use designations are shown on Maps 1 to 9 of the Plan.

This part of the Plan explains the policies associated with each of these designations and the way in which land may be used throughout the area of the Niagara Escarpment Plan.

2.2
Escarpment Natural Area

Escarpment features and associated stream valleys, wetlands and forests which are relatively undisturbed are included within this designation. These contain important plant and animal habitats and geological features are are the most significant natural and scenic areas of the Escarpment. The policy aims to maintain these natural areas.

Hearing Officers' Recommendation No. 4, Vol. 1, p.35

OBJECTIVES

1. To maintain the most natural Escarpment features, streams valleys, wetlands and related significant natural areas.

2. To encourage compatible recreation and conservation activities.

3. To maintain and enhance the landscape quality of Escarpment features.

Objective 3 recommended by Commission in June 1983.

CRITERIA FOR DESIGNATION

1. The least disturbed Escarpment slopes and related landforms associated with the underlying bedrock.

2. Where forest lands abut the Escarpment, the designation extends 300 metres (1,000 feet) back from the brow of the Escarpment slope (e.g. Bruce Peninsula).

3. The most significant Areas of Natural and Scientific Interest (Life Science)

4. The most significant stream valleys and wetlands associated with the Escarpment.

PERMITTED USES

Subject to Part 3, Development Criteria, the following uses are permitted.

1. Existing agricultural operations.

1. Existing agricultural operations: placement to comply with Hearing Officers' Recommendation No. 4, Vol. 1, p. 35

2. Existing uses.

3. Single-family dwellings.

3. Single Family Dwellings: Hearing Officers' Recommendation No. 9, Vol. 1, p. 36

4. Non-intensive recreation uses such as nature viewing and trail activities except the use of trail bikes and all-terrain vehicles.

5. Forest, wildlife and fisheries management.

6. Archaeological activities.

7. Essential transportation and utility facilities.

7. Transportation and utility facilities: suggestion that all designations provide for these uses.

8. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.

9. Incidental uses (e.g. swimming pools, tennis courts) and site modifications required to accommodate them provided that the impact on the natural environment is minimal.

10. Uses permitted in approved Park Plans.
11. Home occupations and cottage industries.

12. Essential watershed management and flood and erosion control projects carried out or supervised by a public authority.

13. Limited expansion of the existing small standstone quarries subject to Part 3.10.

New Permitted Uses recommended by N.E.C. in June 1983
9. Incidental Uses
10. Uses in the Park Master Plans
11. Home Occupations
12. Essential Water Management etc.
13. Small Sandstone Quarries

NEW LOTS

New lots may be created subject to the provisions of this Section, and subject also to the applicable policies in Section 3, Development Criteria and Official Plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body.

Hearing Officers' Recommendation No. 10, Vol. 1, pp. 56-57

2. Severences may be permitted to recreate original lots along original township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare lots along half-lot lines where the original township lot is 80 hectares (200 acres).

3. A farmer who has been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

3. Lots for Retiring Farmers Hearing Officers' Recommendation No. 36, Vol. 1, pp. 71-72 and pp. 59-60

2.3
Escarpment Protection Area

Escarpment Protection Areas are important because of their visual prominence and their environmental significance. They are often more visually prominent than Escarpment Natural Areas. Included in this designation are Escarpment features that have been significantly modified by land-use activities such as agriculture or residential development, land needed to buffer prominent Escarpment Natural Areas, and natural areas of regional significance.

The policy aims to maintain the remaining natural features and the open, rural landscape character of the Escarpment and lands in its vicinity.

Hearing Officers' Recommendation No. 4, Vol. 1, p. 35

OBJECTIVES

1. To maintain and enhance the open landscape character of Escarpment features.
2. To provide a buffer to prominent Escarpment features.

2. Objective 2 was recommended by the Commission in June 1983.

3. To maintain natural areas of regional significance.
4. To encourage agriculture, forestry and recreation.

CRITERIA FOR DESIGNATION

1. Escarpment slopes and related landforms where existing land uses have significantly altered the natural environment (e.g. agricultural lands or residential development).
2. Areas in close proximity to Escarpment slopes which visually are part of the landscape unit.
3. Regionally Significant Areas of Natural and Scientific Interest (Life Science).

PERMITTED USES

Subject to Part 3, Development Criteria, the following uses are permitted:

1. Agricultural operations.

1. Agricultural Operations: Hearing Officers' Recommendation No. 4, Vol. 1, p. 35.

2. Existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as golf courses, picnic sites, day-use sites, unserviced camp sites and trail uses oriented towards the land rather than requiring the building of major structures.
6. Forest, wildlife and fisheries management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond), and site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and ponds) and site modifications required to accommodate them, provided the impact on the natural environment is minimal.
11. Small scale institutional uses.
12. Uses permitted in approved Park Plans.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.
15. Animal kennels in conjunction with a single-family dwelling.
16. Watershed management and flood and erosion control projects carried out or supervised by a public agency.
17. Wayside pits or wayside quarries subject to *The Pits and Quarries Control Act*, the Ministry of Transportation and Communications Wayside Pits and Quarries Criteria and Part 3.10.
18. Limited expansion of the existing small sandstone quarries subject to Part 3.10.

New Permitted Uses recommended by N.E.C. June 1983.
10. Incidental Uses
11. Small scale public institutional uses.
12. Uses in Park Master Plans.
13. Home Occupations
14. Veterinary Clinics
15. Animal kennels
16. Watershed management

NEW LOTS

New lots may be created subject to the provisions of this Section, and subject also to the applicable policies in Section 3, Development Criteria and Official Plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are of sufficient size to remain useful for agricultural purposes as outlined in the Foodland Guidelines.

Hearing Officers' Recommendation No. 11, Vol. 1, p. 58.

2. Severances may be permitted to recreate original lots along township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare lots along half-lot lines where the original township lot is 80 hectares (200 acres).

3. Where no lots have ever been severed in the past, and where lots to be created are not in conflict with the Foodland Guidelines, one new lot may be severed for a permitted use per original township lot (generally 40 hectares) or half-lot where the original township lots is 80 hectares, except in the Town Plot of Brooke. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance providing this does not result in a remnant severance.

4. In addition, a farmer who had been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

4. Lots for Retiring Farmers: Hearing Officers' Recommendation No. 36, Vol. 1, pp. 71-72 and pp. 59-69.

2.4
Escarpment Rural Area

Escarpment Rural Areas are an essential component of the Escarpment corridor, including portions of the Escarpment and lands in its vicinity. They provide a buffer to the more ecologically sensitive areas of the Escarpment.

OBJECTIVES

1. To maintain scenic values of lands in the vicinity of the Escarpment.
2. To maintain the open landscape character.
3. To encourage agriculture and forestry and to provide for for low-density rural land uses.
4. To provide a buffer for the more ecologically sensitive areas of the Escarpment.

3. Hearing Officers' Recommendation No. 12, Vol. 1, p. 59.

4. Recommended by Commission in June 1983.

5. To provide for the designation of new Mineral Resource Areas which can be accommodated by an amendment to the Niagara Escarpment Plan.

5. Recommended by Commission in June 1983.

CRITERIA FOR DESIGNATION

1. Minor Escarpment slopes and landforms.

Modification recommended by Commission in June 1983.

2. Lands in the vicinity of the Escarpment necessary to provide an open landscape, and/or of ecological importance to the environment of the Escarpment.

PERMITTED USES

Subject to Part 3, Development Criteria, the following uses may be permitted.

1. Agricultural operations.

1. Agricultural Operations: Hearing Officers' Recommendation No. 4, Vol. 1, p. 35.

2. Existing uses.
3. Single-family dwellings.
4. Dwelling(s) accessory to an agricultural operation.
5. Recreational uses such as campgrounds, golf courses, country clubs and trail uses provided that any detrimental impact of these uses on the Escarpment scenic qualities and natural environment is kept to a minimum.
6. Forest, wildlife and fisheries management.
7. Archaeological activities.
8. Transportation and utility facilities.
9. Accessory buildings, structures and facilities (e.g. a garage or farm pond) and site modifications required to accommodate them.
10. Incidental uses (e.g. swimming pools, tennis courts and and ponds) and site modifications required to accommodate them, provided that the impact on the natural environmental is minimal.
11. Small scale institutional uses.
12. Uses permitted in approved Park Plans.
13. Home occupations, cottage industries and home industries.
14. Veterinary clinics.
15. Animal kennels in conjunction with a single-family dwelling.

New Permitted Uses recommended by N.E.C., in June 1983.
10. Incidental Uses
12. Uses in Park Master Plans
13. Home Occupations
14. Veterinary Clinics
15. Animal kennels Water management

16. Small-scale commercial and industrial development servicing agriculture and the rural community.

17. Watershed management and flood and erosion control projects carried out or supervised by a public agency.

18. New licensed pits or quarries producing less than 20,000 tonnes, (22,000 tons) annually subject to Part 3.10.

19. New licensed pits or quarries producing more than 20,000 tonnes (22,000 tons) annually subject to Part 2.8 (requiring an amendment to the Niagara Escarpment Plan), and Part 3.10.

20. Wayside pits or wayside quarries subject to *The Pits and Quarries Control Act*, the Ministry of Transportation and Communications Wayside Pits and Quarries Criteria, and Part 3.10.

Permitted uses 18, 19, 20: recommended by Commission for change in location from Proposed Plan 1979, p. 24 New Licences.

21. Limited expansion of the existing small sandstone quarries subject to Part 3.10.

21. Small Sandstone Quarries Hearing Officers' Recommendation in submission 653, Vol. 3, p. 958.

NEW LOTS

New lots may be created subject to the provisions of this Section, and subject also to the applicable policies in Section 3, Development Criteria and Official Plans.

1. New lots may be created for the purpose of correcting conveyances, enlarging existing lots, through acquisition by a public body, and for agricultural operations provided both the severed and remnant parcels are of sufficient size to remain useful for agricultural purposes as outlined in the Foodland Guidelines.

2. Severances may be permitted to recreate original lots along township lot survey lines (including the original lots in the Town Plot of Brooke) and to create 40 hectare lots along half-lot lines where the original township lot is 80 hectares (200 acres).

3. Where no lots have ever been severed in the past, and where lots to be created are not in conflict with the Foodland Guidelines, two new lots may be severed for permitted uses per original township lot (generally 40 hectares) or half-lot where the original township lots is 80 hectares, except in the Town Plot of Brooke. The creation or acquisition of a lot by a public body (e.g. for a road deviation) will not be considered as a previous severance provided this does not result in a remnant severance.

4. In addition a farmer who had been farming a substantial number of years and is retiring from active working life may be permitted to sever one lot from the farm holdings on which to build a house for retirement.

4. Hearing Officers' Recommendation No. 35, Vol. 1 pp. 71-72 and pp. 59-60.

5. Where the creation of lots does not conflict with the Foodland Guidelines, new lots may be created by low density rural plans of subdivision, condominium or other compatible forms of ownership.

2.5

Minor Urban Centre

This land-use designation identifies those rural settlements, villages and hamlets that are distributed throughout the area of the Plan.

OBJECTIVES

1. To provide concentration points for development in rural areas.
2. To maintain the rural heritage of these settlement areas.
3. To generally direct the growth of villages, hamlets, and settlement areas away from Escarpment Natural Areas and Escarpment Protection Areas into Escarpment Rural Areas in a logical manner with the least possible environmental and agricultural disruption.
4. To ensure that any growth will be in accordance with an approved municipal official plan and/or secondary plan which is not in conflict with the Niagara Escarpment Plan.

CRITERION FOR DESIGNATION

The Minor Urban Centre designation includes the following list of villages and hamlets which are designated in local, regional or county official plans.

Balmy Beach
Barrow Bay
Belfountain
Campbellville
Cataract
Cheltenham
Colpoys Bay
Dunedin
Dyers Bay
Eugenia
Glen Cross
Glen Huron
Greensville
Griersville
Inglewood
Kilbride
Kimberley
Limehouse
Lowville
Massie
Mono Centre
Mono Mills
Mount Nemo
Oxenden
Queenston
Silver Creek
Springmount
St. Davids
Terra Cotta (Caledon)
Violet Hill
Walter Falls
Winona
Woodford

Alfred Harris Gardens deleted in accordance with hearing officers' recommendation on Submission 327, Vol. 3, P. 347.

Copetown and Singhampton deleted on recommendation of the Commission

Singhampton (Submission 475, Vol. 4, p. 1184)

New Settlements Added: Cataract, Limehouse, Silver Creek, and Violet Hill.

Changes to this list and the designation on Map 1 to 9 do not require amendments to the Niagara Escarpment Plan.

BOUNDARIES

The Minor Urban Centre designation is shown by symbols on Maps 1 to 9 of the Plan. Boundaries establishing the growth area will be clearly defined by the municipality in an approved official plan and/or secondary plan which is not in conflict with the Objectives and Development Objectives of this designation.

PERMITTED USES AND NEW LOTS

The range of permitted uses and the creation of new lots will be subject, where applicable, to approved local official plans and bylaws that are not in conflict with the Niagara Escarpment Plan, to the following development objectives and Part 3, Development Criteria.

DEVELOPMENT OBJECTIVES

Objectives 1 and 2 relate to Hearing Officers' Recommendation No. 13, Vol. 1, p. 60.

1. Growth generally should not extend into Escarpment Natural Areas or Escarpment Protection Areas.

2. Growth should be limited to minimize land-use conflicts (e.g. with agriculture) and, where appropriate, incorporate adequate screening and/or setbacks to reduce the visual impact on the Escarpment landscape.

3. Growth should be minor only, relative to the size and capacity of the settlement to absorb new growth, so that the rural heritage of the community is maintained.

4. Growth generally should take place as a logical extension of existing development in the form of planned groups rather than linear or scattered development. Expansion in depth rather than extension along existing roads is preferred.

5. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Development Criteria 3.12.

6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas, both inside and adjacent to the Minor Urban Centres.

2.6
Urban Areas

This designation identifies urban areas in which the Escarpment and closely related lands are located. In some areas the Escarpment is still largely undeveloped although surrounded by existing development (e.g. Hamilton). In other areas, urban growth already has encroached substantially on the Escarpment (e.g. Wiarton).

Substantially rewritten in compliance with Recommendation No. 14, Vol. 1, pp. 61 to 64. The Niagara Escarpment Commission recommended minor changes.

OBJECTIVE

To minimize the impact and further encroachment of urban growth on the Escarpment environment.

CRITERION FOR DESIGNATION

Urban development and committed urban areas on or adjacent to the Escarpment as provided for in approved municipal official plans and/or secondary plans.

Urban Area designations are found within the following municipalities:

City of St. Catharines
Town of Grimsby
Town of Stoney Creek
Town of Ancaster
City of Hamilton
Township of Flamborough
Town of Dundas
City of Owen Sound
Township of Derby
Town of Wiarton
Village of Lion's Head

BOUNDARIES

The boundaries of the Urban Area designation generally reflect those areas within a municipality identified for urban development in approved municipal official plans and/or secondary plans.

Annexation of land by a municipality does not require an amendment to the Niagara Escarpment Plan. However, any change to the designations of the Niagara Escarpment Plan requires a Plan amendment.

PERMITTED USES AND NEW LOTS

The range of permitted uses and the creation of new lots will be subject to Part 3, Development Criteria, and the following development objectives as incorporated in approved local official plans and bylaws that are not conflict with the Niagara Escarpment Plan.

DEVELOPMENT OBJECTIVES

1. All development should be of an urban design compatible with the visual and natural environment of the Escarpment. Where appropriate, provision for adequate setbacks and screening should be required to minimize the visual impact of urban development on the Escarpment landscape.

2. New lots should not be created to include the Escarpment Natural or Escarpment Protection Area designation, except where such lot creation is for the purpose of correcting conveyances, enlarging existing lots or through acquisition by a public body, or where there is insufficient area in the Urban Area designation to accommodate the proposed development.

Objective No. 7 as recommended by the Hearing Officers' (No. 15, Vol. 1, p. 64) has been incorporated into No. 2, as recommended by the Commission in June 1983.

3. Adequate public access to the Escarpment should be provided by such means as parking areas, walkways or pedestrian trails (e.g. Bruce Trail).

4. Development proposals should be compatible with and provide for the protection or restoration of historic features or areas, archaeological sites and structures of architectural significance in accordance with Development Criteria 3.12.

5. Special attention should be given to the protection and restoration of the historic character of the former Village of Waterdown through the provisions of *The Ontario Heritage Act*.

6. Growth should be compatible with and provide for the protection of unique ecologic areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas both inside and adjacent to Urban Areas.

2.7
Escarpment Recreation Area

Designated recreation areas are areas of existing or potential recreational development associated with the Escarpment. Such areas may include both seasonal and permanent residences.

Hearing Officers' Recommendation No. 16, Vol. 1, p. 65.

OBJECTIVES

1. To provide areas where new recreational and associated development can be concentrated around established, identified or approved downhill ski centres.

Hearing Officers' Recommendation No. 17 and No. 18, Vol. 1, p. 65.

2. To provide areas where new recreational and associated development can be concentrated around established, identified or approved lakeshore cottage areas in Grey and Bruce Counties.

3. To recognize the importance of the Four Seasons Craigleith-Camperdown Recreation Area to the tourism sector of Ontario's economy.

4. To provide for the development of new ski centres or other recreational areas.

CRITERION FOR DESIGNATION

Established, identified or approved recreational areas (e.g. ski centres, lakeshore cottage areas, resort development and the Four Seasons Craigleith-Camperdown Recreation Area).

Hearing Officers' Recommendation No. 19, No. 20 on pg. 65 and No. 21 on p. 66.

PERMITTED USES

Subject to Part 3, Development Criteria, and the requirements of local official plans and/or bylaws, the following uses are permitted:

Hearing Officers' Recommendation No. 22, Vol. 1, p. 66.

1. Existing uses.
2. In ski centres, facilities such as ski runs, ski lifts, snowmobile trails, slide rides, toboggan runs, ski chalets and commercial development such as lodges, retail stores and service establishments associated with the centre.
3. In lakeshore cottage areas, dwellings, facilities such as marinas, and commercial developments such as lodges, retail stores and service establishments accessory to the cottage recreational development.
4. In the Craigleith-Camperdown and the Castle Glen Recreational Areas, uses as provided for in the Craigleith-Camperdown and the Castle Glen Scondary Plan.
5. Uses permitted in approved Park Plans.

NEW LOTS

Subject to Part 3, Development Criteria, and the requirements of local official plans and/or bylaws that are not in conflict with the Niagara Escarpment Plan new lots may be created for permitted uses. Residential development should occur on lots or blocks created by registered plans of subdivision or condominium or other compatible forms of lot ownership.

DEVELOPMENT OBJECTIVES

1. Except for plans of subdivision which have been draft or final approved or for development which is permitted in existing secondary plans on the day this plan is approved, development on prominent Escarpment slopes shall be limited to those recreational facilities such as ski runs, ski lifts or slides which require the slopes for the proper functioning of the operation.

New sub-section recommended by the Commission in June 1983 which incorporates a substantial part of Section 2.9.12. Escarpment Recreation Areas from the Proposed Plan, 1979.

2. Lakeshore cottage areas may extend inland to permit new development in a planned group provided that it does not encroach upon the Escarpment Natural Areas designation and does not exceed approximately 200 metres (650 feet) in depth measured from the high water mark.

3. Within lakeshore cottage areas, where proposed lots within a subdivision have no lake frontage, provision shall be made with the municipality (land or cash in lieu), prior to registration, for public lake frontage to be part of or adjacent to the subdivision.

4. Growth should be compatible with and provide for the protection of unique ecologic, historic and archaeological areas, wildlife habitats, streams and water supplies and other environmentally sensitive areas both inside and adjacent to Escarpment Recreation Areas.

OFFICIAL PLANS AND/OR BYLAWS

Local official plans for the designated Escarpment Recreation Areas may be amended without requiring an amendment to the Niagara Escarpment Plan provided these amendments are not in conflict with the objectives of this section.

2.8
Mineral Resource Extraction Area

The Mineral Resource Extraction Area designation includes pits and quarries licensed pursuant to *The Pits and Quarries Control Act* and areas where mineral resource extraction may be permitted subject to the policies of this Plan.

Hearing Officers' Recommendation No. 23, Vol. 1, pp. 66-67

OBJECTIVES

1. To designate licensed Mineral Resource Areas.

Hearing Officers' Recommendation No. 24, Vol. 1, p. 67.

2. To minimize the impact of mineral extraction operations on the Escarpment environment.

3. To provide for areas where new pits and quarries may be established.

CRITERIA FOR DESIGNATION

1. Existing licensed areas.

2. Cheltenham Brick Works in the Town of Caledon.

PERMITTED USES

Subject to Part 3, Development Criteria, the following uses are permitted:

The Commission recommended in June 1983 that the section Accessory Uses in the Proposed Plan, 1979, be extended to clarify potential uses in Mineral Resource Extraction Areas.

1. Agricultural operations.

2. Existing uses.

3. Mineral extraction operations licensed pursuant to *The Pits and Quarries Control Act*.

Screening During Extraction: The Commission recommended that this section be deleted.

4. Forest, fisheries and wildlife management.

5. Archaeological activities

6. Recreational uses (such as trail activities and golf courses) which are oriented toward the land rather than the building of major structures.

7. Essential utility and transportation facilities.

8. Watershed management and flood and erosion control projects carried out or supervised by a public agency.

9. Accessory buildings and facilities normally associated with the mineral extraction operation, such as offices or crushing and washing facilities but excluding asphalt plants.

10. Incidental uses and site modifications required to accommodate them, provided that the impacts of such uses on the natural environment are minimal.

11. Uses permitted in approved Park Plans.

AFTER USES

The after use of the excavated area shall be compatible with and have minimal impact upon the surrounding uses and the objectives of the Niagara Escarpment Plan.

The Commission recommended that the sub-section titled Rehabilitation in the Proposed Plan, 1979, be amended.

NEW MINERAL RESOURCE EXTRACTION AREAS

1. New Mineral Resource Extraction Areas producing less than 20,000 tonnes annually may be permitted in the Escarpment Rural Area without an amendment to the Plan.

Previously titled as New Licences in the Proposed Plan, 1979. Sections previously included on wayside pits and small sandstone quarries now transferred to Permitted Uses in Escarpment Natural, Escarpment Protection and Escarpment Rural.

2. New Mineral Resource Extraction Areas producing more than 20,000 tonnes annually may be designated in the Escarpment Rural Area by an amendment to the Plan. Such amondment will be to effect the change from Escarpment Rural Area to Mineral Resource Extraction Areas.

HIGH POTENTIAL MINERAL AGGREGATE RESOURCES

1. Areas of High Potential Mineral Aggregate Resources are identified on a map which is included as an appendix to this Plan. The resources identified on the map are not a land use designation.

Hearing Officers' Recommendation No. 6 Vol. 1, pp. 39-44.

2. Permitted uses in Areas of High Potential Mineral Aggregate Resources are provided for by the policies applicable to each designation, and other policies of this Plan.

3. The protection of Areas of High Potential Mineral Aggregate Resource is provided for in Section 3.11 of Part 3.

PART 3
DEVELOPMENT CRITERIA

PART 3. DEVELOPMENT CRITERIA

3.1

INTRODUCTION

The development criteria are to be applied to all development within the area of the Niagara Escarpment Plan in conjunction with the other policies of the Plan. These criteria deal with development in a variety of situations, and, therefore, all the criteria will not apply to every development.

(Previously 2.9 in the Proposed Plan, 1979)

Where the development permit system as established pursuant to *The Niagara Escarpment Planning and Development Act* and its regulations as amended is in effect, the development criteria shall be used in the consideration of development permit applications.

The development criteria will also be used as a basis for bringing local official plans and zoning bylaws into conformity with this Plan and in the administration of site-plan control approvals.

Hearing Officers' recommendations No. 7, Vol. 1, p. 51; No. 26, Vol. 1, p. 68; and No. 34, Vol. 1, p. 71.

3.2

General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

(Previously 2.9.2 Development on Existing Lots in the Proposed Plan, 1979)

1. Permitted uses may be allowed provided that:
    a) The long-term capacity of the site can support the use without a substantial negative impact on Escarpment environmental features such as water quality, natural vegetation, soil, wildlife, population and visual attractiveness.

    b) The cumulative impact of development will not have serious detrimental effects on the Escarpment environment (e.g. water quality, vegetation, soil, wildlife, and landscape).

    c) The site is not considered hazardous to life or property due to unstable soil conditions or possible flooding.

    d) Development meets applicable federal, provincial and municipal health and servicing requirements.

    e) Development satisfies the requirements of the Agricultural Code of Practice and the Food Land Guidelines.

1(a) and 1(b) relate to Hearing Officers' recommendation No. 29, Vol. 1, p. 70.

2. Where a lot is located in more than one designation, development should be located on that portion of the lot located in the least restrictive designation.

3. Private sewage systems and water supplies associated with permitted uses require, where specified by statute, the approval of the Ministry of Environment or its agent, the local Medical Officer of Health, or the authority having jurisdiction in these matters.

4. Any development permitted should be designed and located in such a manner as to preserve the natural and visual characteristics of the area.

5. Where development involves new roads, road improvements or service corridors, their designation and alignment should be in harmony with the Escarpment landscape

5. and 6. Added by the Niagara Escarpment Commission in July 1983.

6. The design of subdivisions should be in harmony with and maintain and the existing character of the Escarpment landscape.

7. Single family dwellings are limited to one per lot unless the residential use is accessory to agriculture in which case the criteria relating to agricultural uses may apply.

3.3
Existing Uses

The objective is generally not to disrupt existing uses.

(Previously 2.9.1 in the Proposed Plan, 1979)

Hearing Officers' recommendation No. 27 and No. 28, Vol. 1, p. 69.

1. An existing use, building or structure may expand or change in use, or be replaced when it can be sufficiently demonstrated that the objectives of the applicable designation of the Niagara Escarpment Plan are met.

2. Where an existing use has a substantial ecological or visual impact, the property owner shall be encouraged to bring the use into closer conformity with the objectives of the applicable designation of the Niagara Escarpment Plan (e.g. erect a fence around a wrecking yard or install manure storage facilities).

3. A building or structure may be rebuilt in the same location, of the same exterior size and use without a Niagara Escarpment Permit provided municipal requirements and the provisions of *Ontario Regulation 685* are met.

3.4
Lot Creation

The objective is to direct the formation of new lots to those locations that are the least environmentally sensitive.

(Previously 2.9.3 in the Proposed Plan, 1979)

1. Lot creation, including lots created within Urban Areas, Minor Urban Centres and Escarpment Recreation Areas, shall be subject to the requirement of local official plans and bylaws and the criteria set out below.

1. Recommended addition by the Niagara Escarpment Commission in June 1983.

2. New lots to meet residential needs should be created primarily in designated Urban Areas, Minor Urban Centres and Escarpment Recreation Areas.

3. New lots to provide recreational opportunities should be created primarily in designated Escarpment Recreation Areas and in some Minor Urban Centres.

4. Ribbon or strip development should be prevented.

5. The size and configuration of new lots shall be subject to the requirements of local official plans and bylaws and the objectives of the designation.

6. In Escarpment Rural Areas, new lots created by low-density rural plans of subdivision or condominium must satisfy the following criteria:
   a) The location, design, size and density retain the open rural landscape and protect the natural features;
   b) The design is in harmony with the existing heritage features and heritage areas of the Escarpment landscape.

7. Prior to commenting upon a rural estate development, the implementing authority shall consider:
   a) the number, distribution and density of vacant lots in the area;
   b) the additional lots that may be created in conformity with the Plan; and
   c) the consequences of the development of the lots with regard to the objectives of the designation.

8. The creation of new lots should comply with the requirements of the Agricultural Code of Practice and the Food Land Guidelines.

9. Where a lot is proposed in more than one designation, the severance policy of the least restrictive designation shall apply. There should be sufficient area in the least restrictive designation to accommodate the development.

10. New lots created by consent shall front on to an existing public road which is of reasonable standard of construction and generally maintained all year round.

11. Public bodies and private persons are encouraged to consolidate existing vacant lots to establish new lots of such a size as to permit uses consistent with the objectives of the designation in which they are located.

2. Escarpment Recreation Areas added by the Niagara Escarpment Commission in June 1983.

5. Change recommended by the Niagara Escarpment Commission in June 1983.

6. and 7. Change recommended by the Niagara Escarpment Commission in response to Hearing Officers' recommendation No. 32 and 33 Vol. 1, p. 70

9. and 10. Recommended by the Niagara Escarpment Commission in June 1983.

3.5

New Development Affecting Steep Slopes and Ravines

The objective is to ensure that new development affecting steep slopes (e.g. Escarpment slopes, rock faces, and talus slopes) and ravines does not result in environmental damage or in unsafe conditions.

(Previously 2.9.5 New Development Adjacent to Ravines in the Proposed Plan, 1979)

1. The crest or brow and toe of the slope or ravine shall be established by means of a site inspection by the implementating authority and these lines will be plotted on proposed development plans.
2. The implementing authority will establish a minimum development setback from the brow or crest and toe of a slope or ravine and no disturbance of grades or vegetation below the crest or brow and above the toe shall occur.
3. Where this setback cannot be achieved on an existing lot of record on a steep slope, the setback may be varied or eliminated to the satisfaction of the implementing authority.

   3. Added by the Niagara Escarpment Commission June 1983.
4. An engineering report shall be prepared by the applicant if the existing or future stability of the slope or ravine is in question.
5. The setback for all slopes should be equal to a distance of twice the vertical depth of the ravine plus six metres (20 feet), measured from the toe of the slope, unless the application to build is supported by a professional engineer's report in support of a lesser distance.
6. Structures of any kind unless permitted by the policies of this Plan should not be placed on slopes in excess of 25 per cent (1 in 4 slopes).
7. During development, a screen of appropriate fencing material (e.g. snow fencing) should be established approximately three metres (10 feet) from the crest of the slope in order to prevent any dumping.
8. Development (e.g. ski facilities) should be designed in such a way as to minimize the disturbance and ensure the stability of Escarpment and ravine slopes.

   8. Added by the Niagara Escarpment Commission in June 1983.

3.6

New Development Affecting Water Resources

The objective is to ensure that new development adjacent to streams, lakes and wetlands will have a minimum adverse effect on water quality and quantity.

(Previously 2.9.4 New Development Adjacent to Streams, Lakes and Wetlands in the Proposed Plan, 1979)

WATER QUALITY

1. Changes to the natural drainage should be avoided.

2. No sewage system should be allowed closer than 30 metres (approximately 100 feet) from:
   a) the high water mark of any lake;
   b) the top of a stream bank or ravine; or
   c) the edge of any wetland.
   Where this setback cannot be achieved on an existing lot of record the distance may be varied to the satisfaction of the Ministry of the Environment or its designated agent.

3. A setback for other development will be established from each side of a stream, river bed, lakeshore or wetland necessary to maintain existing water quality. The width of this buffer shall be determined by the implementing authority in consultation with the Ministry of the Environment, conservation authority and the Ministry of Natural Resources, which shall consider:
   a) soil type;
   b) types and amounts of vegetation cover;
   c) slope of the land;
   d) fish and wildlife.

4. No alteration of the natural grade or drainage shall occur within the setback where, in the opinion of the implementing authority, such action would adversely affect surface and/or ground water resources.

5. The cutting of trees within the setback is regulated by the Forest Management Criteria, Part 3.8.

6. Where in the opinion of the implementing authority a potential ground or surface water pollution problem exists, the applicant shall detail through appropriate studies, the detrimental effects and how they will be minimized.

7. During development, the following sediment and erosion control practices should be carried out:

   a) Only the smallest practical area of land should be exposed at any time during the development;

   b) When land is exposed during development the exposure should be kept to the shortest practical period of time;

   c) Natural features such as tree groves, grades and waterways should be preserved;

   d) Temporary vegetation and/or mulching should be used to protect critical areas exposed during development;

e) Final landscaping and vegetation should be installed as soon as practical following completion of the development;

f) Top soil should not be removed from the site, but rather, should be stored and redistributed as a suitable base for seeding and planting;

g) Sediment control devices should be installed to remove sediment from run-off due to changed soil surface conditions during and after construction;

h) Construction in or across a watercourse or wetland should be appropriately timed to minimize impacts on fish and wildlife habitat.

h) Added by the Commission in June 1983.

FLOOD PLAINS

8. No building or structure shall be permitted in identified floodplains except where the building or structure has been approved by the municipal council, the conservation authority and/or the Ministry of Natural Resources in accordance with established floodplain management and development criteria.

9. Watershed management and flood and erosion control projects shall be carried out in accordance with the standards, policies or guidelines of the Ministry of Natural Resources and/or conservation authority.

Subsections 9 to 13 added by the Niagara Escarpment Commission in June 1983.

10. Where possible, such projects should be designed and located to avoid or minimize the impact on wetlands, wildlife habitat, source areas, streams, steep slopes and other areas of visual and environmental significance.

11. Where possible, ponds should be designed as offstream devices with bottom drawoff control structures.

12. Water management and flood and erosion control projects should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.

13. When considering a new project the implementing authority shall consider the number, distribution and location of these works within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management policies/activities of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

PRIVATE PONDS

14. Private ponds shall be constructed and maintained in accordance with the requirements of the Ministry of the Environment, Ministry of Natural Resources, conservation authority and/or Ministry of Agriculture and Food. Permits issued by the Ministry of Natural Resources pursuant to *The Lakes and Rivers Improvement Act* are required for ponds in association with water courses.

Subsection on Private Ponds added by the Niagara Escarpment Commission in June 1983.

15. Private ponds should be designed and located to avoid or minimize the impact on wetlands, fish and wildlife habitats, source areas, steep Escarpment slopes and other areas of visual and environmental significance.

16. Private ponds should be designed, wherever it is deemed to be necessary by the Ministry of the Environment, Ministry of Natural Resources, conservation authorities or the Ministry of Agriculture and Food, as offstream devices with bottom draw-off control structures.

17. Ponds should be designed so as not to adversely affect downstream water quality, quantity and adjacent lands.

18. When considering an application for a new pond, the implementing authority shall consider the number, distribution and location of ponds within the watershed in terms of their cumulative effect on the objectives of the applicable designation and watershed management program of the Ministry of the Environment, Ministry of Natural Resources and the conservation authority.

3.7
New Development Within Wooded Areas

The objective is to ensure that new development should preserve as much as possible of wooded areas.

(Previously section 2.9.6 in the Proposed Plan, 1979)

1. Disturbance of treed areas should be minimized, and proposed developments in heavily treed areas shall have site plan agreements containing specific management details regarding the protection of existing trees.

2. Trees to be retained should be protected by means of snowfencing, wrapping, or other acceptable means during construction (e.g. tree wells).

3. Existing tree cover or other stabilizing vegetation will be maintained on slopes in excess of 25 per cent (1 in 4 slope).

3.8
Forest Management

The objective is to maintain and enhance the forests and associated animal and plant habitats.

(Previously subsection 2.9.9 in the Proposed Plan, 1979)

1. All cutting of trees requires approval from the implementing authority with the following exceptions:
   a) The cutting or other destruction, removal or pruning of trees carried out under *The Crown Timber Act, The Forestry Act, The Woodlands Improvement Act, The Municipal Act and The Conservation Authorities Act*, or in accordance with programs recommended by the forestry staff of the Ministry of Natural Resources;

   b) The cutting or other destruction, removal or pruning of trees for domestic purposes;

   c) Where there are specialized tree crops, such as Christmas tree farms, nurseries, or orchards, where clear cutting or removal and replanting is a normal part of the operation;

   d) Where trees create a hazard;

   e) To facilitate approved permitted uses.

1a) Hearing Officers' Recommendation No. 38, Vol. 1, pp. 72-73.

2. Approval to cut is conditional upon:
   a) Using tree-cutting methods designed to minimize adverse effects on the natural environment including surface drainage and groundwater;

   b) Minimizing disruption of habitats for plants and animal species occurring in the area;

   c) Retaining the diversity of tree species;

   d) Aiming over the long term to retain or enhance the quality, appearance and productivity of the forest site;

   e) Minimum cutting within highly sensitive areas such as steep slopes, unstable soils and stream valleys, and areas of high ground water infiltration.

3. Notwithstanding 1. above, all public bodies shall submit details of tree-cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.

3. Hearing Officers' Recommendation No. 39, Vol. 1, pp. 72-73.

4. Reforestation using native tree species shall be encouraged by both provincial and municipal authorities, particularly in areas of shallow and unstable soils, steep slopes, stream valleys, headwaters and ground water infiltration areas critical to the maintenance of the quality and quantity of natural streams and water supplies; also, to restore open abandoned sub-marginal agricultural land to productivity by growing a forest crop.

5. Any tree-cutting program should include natural regeneration or rehabilitation through reforestation where necessary.

6. Tree cutting in an Area of Natural Scientific Interest (Life Science) which is in public ownership will be permitted where it is necessary to maintain the values for which the area was acquired, for emergency access, where existing agreements are in effect or to implement uses permitted in approved Park Plans.

Subsection 5 of section 2.9.9 in the Proposed Plan, 1979, has been deleted in accordance with Hearing Officers' recommendation No. 40, Vol. 1, p.73.

3.9
Agriculture

The objective is to protect lands with a high agricultural capability.

(Previously 2.9.7 in the Proposed Plan, 1979)

1. Development and the creation of new lots, including provision for a new lot for a retiring bona fide farmer, should comply with the requirements of the Food Land Guidelines and the Agricultural Code of Practice.

1. Hearing Officers' Recommendation No. 36, Vol. 1, pp. 71-72.

2. Municipal official plans may permit an additional dwelling(s) (including a mobile home) accessory to a farm operation, for a member of the farm family or for farm help engaged full-time on the farm. Such a dwelling should be located within the farm cluster and a separate lot shall not be created for it.

2. Item 2 of 2.9.7 in the Proposed Plan is deleted in accordance with Hearing Officers' Recommendation No. 35, Vol. 1, pp. 71-72.

3.10
Mineral Resources

The objective is to minimize the impact of new mineral extraction operations and accessory uses on the Escarpment environment.

(Previously 2.9.13 in the Proposed Plan, 1979)

1. Extractive operations including wayside pits and haul routes shall not conflict with the following criteria:

   a) The protection of sensitive ecological, geological, historic and archaeological sites or areas;

   b) The protection of surface and ground water resources;

   c) The maintenance of good agricultural land in accordance with the Food Land Guidelines;

d) The minimization of the adverse impact of extractive and accessory operations on existing and approved residential development;

e) The preservation of the natural and cultural landscapes as much as possible during extraction and after rehabilitation.

2. For quarries licensed at the time of approval of this Plan, no extraction shall take place at any point nearer to the brow of the Escarpment than 90 metres (300 feet) measured horizontally. For new quarry operations, no extraction shall take place at any point nearer to the brow of the Escarpment than 200 metres (600 feet) measured horizontally or any greater setback required by the implementing authority.

3. As a condition of the licence the extractive operation shall be screened while it is in progress and, where possible, prior to extraction in a manner compatible with the surrounding visual environment.

3. Previously included in Section 2.8 of Proposed Plan, 1979.

4. Screening shall incorporate the following:
   a) Overburden material supplemented with native tree and shrub plantings should be utilized for screening purposes;

   b) Tree screen plantings are to be of compatible species, sizes and to permit only very limited visual contact from the surrounding landscape;

   c) All plantings should be properly maintained to ensure continued survival and good growth rates.

5. Wherever possible, rehabilitation shall be progressive as the extraction proceeds. Where it is not practical to rehabilitate immediately to the planned after-use, interim rehabilitation shall occur.

5. Previously included in Section 2.8 of the Proposed Plan, 1979.

6. Rehabilitation shall incorporate the following:
   a) Excess topsoil and overburden are to be retained and stabilized for future rehabilitation;

   b) All excavated pit walls are to be regarded to a slope of 3 to 1 or less except in regions where topsoil and fill materials are scarce. In such areas finished slopes may be no steeper than 2 to 1. Exposed sections of pit or quarry faces may be left unrehabilitated for aesthetic or educational purposes as incorporated into an approved after-use plan;

   c) Vegetation, including seeding, crops or trees and shrubs, shall be planted as soon as possible following finished grading.

7. Proposed Wayside Pits and Quarries in Escarpment Protection and Escarpment Rural Areas shall also be subject to the following:

a) Where feasible, abandoned pit or quarry sites should be considered for use as Wayside Pits or Quarries,

b) The opportunity to use mineral aggregate resources which would not be otherwise commercially developed, shall be considered prior to issuing a wayside permit,

c) A wayside permit expires on the completion of the project or contract or one year after its issuance, whichever occurs first. Application for renewal or a new permit for the completion of the project or contract will be considered,

d) An estimated tonnage limit shall be determined based on the requirement of the project or contract and will be placed as a condition on the permit at the time of issuance,

e) Terms and conditions related to the method of operation and rehabilitation shall also be placed on the permit at the time of issuance.

3.11
High Potential Mineral Aggregate Resource Areas

To protect potential mineral aggregate resource areas from land uses which are incompatible with possible future extraction so that options for permitting new pits and quarries remain open.

1. The implementing body, in preparing official plans and zoning bylaws or approving lot creation or new development, must comply with the Mineral Aggregate Resource Planning Policy.

2. Lots created by plan of subdivision or condominium, recreational, commercial developments, and any other form of major development will be permitted if it can be shown that such land uses will not preclude or hinder future aggregate extraction within those areas identified as "High Potential Mineral Aggregate Resource Areas".

3. In recognition that extraction may not be feasible or advisable in "High Potential Mineral Aggregate Resource Areas" protected by the above criteria, the implementing body may permit land uses or developments under carefully considered circumstances. In such areas it must be shown that either:

   a) extraction would not be feasible; or

   b) the proposed lot creation or development serves a greater long-term interest of the general public than does aggregate extraction; or

c) the proposed lot creation or development would not significantly preclude or hinder future extraction.

3.12
Heritage

The objective is to maintain the heritage resources of the Niagara Escarpment Plan Area.

(Previously 2.9.8 in the Proposed Plan, 1979)

1. Care shall be taken to preserve known archaelogical sites (especially native burial sites) or areas where such sites might reasonably be expected to exist.

2. Existing heritage features, areas and properties should be retained and reused. To determine whether such actions are feasible, consideration shall be given to both economic and social benefits and costs.

3, New development including reconstruction and alterations should be in harmony with the area's character and the existing heritage features and building(s) in general mass, height and setback and in the treatment of architectural details, especially on building facades.

4. Where new development involves a heritage feature it should express the feature in some way. This may include one or more of the following:
   a) preservation and display of fragments of the former building's features and landscaping;

   b) marking the traces of former locations, shapes and circulation lines;

   c) displaying graphic verbal descriptions of the former use;

   d) reflection of the former architecture and use in the new development.

5. Where development will destroy or significantly alter cultural landscapes or heritage features, actions should be taken to salvage information on the features being lost. Such actions could include archaeological salvage excavation, and the recording of buildings or structures through measured drawings or photogrammetry.

3.13
Recreation

The objective is to minimize any adverse impact of recreational activities on the Escarpment environment.

1. All recreational activities should be designed and located so as not to conflict with surrounding land uses (e.g. agriculture) and be compatible with the natural and cultural character of the area.

2. Intensive recreational activity is intended to occur primarily in the designted Escarpment Recreation Areas and in the parks of the Niagara Escarpment Parks System established for this purpose.

3. Recreational uses should not exceed the carrying capacity of a site or area.

4. Trails will be located and designed so as not to adversely affect adjoining private landowners.

4. to 8. Hearing Officers' Recommendation No. 42, Vol. 1, p. 74.

5. Motorized vehicle trails are encouraged to use abandoned pits or quarries, abandoned railway lines or unused township roads where disruption of the natural environment would be minimal.

6. Trails will be located and designed to avoid wherever possible steep slopes, wetlands, erosion prone soils, and ecologically sensitive areas such as deerwintering yards and significant plant and animal habitats and Areas of Natural and Scientific Interest.

7. Where existing trails are in locations that cause environmental deterioration, relocations to a less critical location shall be encouraged.

8. Trail design, construction and management should ensure the safety of trail users.

3.14
Areas of Natural and Scientific Interest

The objective is to maintain the scenic, scientific, educational and interpretive values of the most significant Areas of Natural and Scientific Interest.

Modified version of Significant Geological Areas as recommended by the Niagara Escarpment Commission in June 1983.

1. Any development within Areas of Natural and Scientific Interest, as identified by the Ministry of Natural Resources, should be such that the scenic, scientific, educational or interpretive value of such areas is substantially maintained.

2. A setback for development should be established for Areas of Natural and Scientific Interest or features therein by the implementing authority in consultation with the Ministry of Natural Resources wherever it may be detemined that such setback is necessary to protect the scenic, scientific, educational or interpretive value of such areas.

3. New development within Areas of Natural and Scientific Interest should be assessed in terms of its long-term impact on the site and/or features, and permitted where the site can support the use without substantial negative impacts on the scenic, scientific, educational or interpretive value of such areas or features.

3.15
Transportation and Utilities

The objective is to design and locate new and expanded transportation and utility facilities so the least possible change occurs in the environment and the natural and cultural landscape.

(Previously 2.9.10 in the Proposed Plan, 1979)

1. All new and reconstructed transportation and utility facilities shall be designed and located to minimize the impact on the Escarpment environment and be consistent with the objectives of this Plan. Examples of such site and design guidelines include the following:
   a) Blasting, grading and tree removal should be minimized where possible through realignment and utilization of devices such as curbs and gutters, retaining walls and tree wells;

   b) Finished slopes should be graded to a 2 to 1 slope minimum and planted; large cuts should be terraced to minimize surface erosion and slope failure;

   c) Site rehabilitation should use native species of vegetation and blend into the surrounding landscape;

   d) Vegetation screens should be used where feasible;

   e) Transportation and utility structures should be sited and designed to minimize visual impact;

   f) A development setback from the Escarpment brow for utility structures will be established by the implementing authority to minimize visual impacts;

   g) Transmission towers (e.g. microwave and television towers) should be located in areas where similar facilities exist provided the area's carrying capacity is not exceeded;

   h) The visual impact of utility structures and service roads should be minimized by siting, structural design, colouration and landscape planting in order to minimize the impact on the Escarpment environment.

Hearing Officers' Recommendation No. 41, Vol. 1, p. 73.

a) to h) added as examples by the Niagara Escarpment Commission in June 1983.

2. New transportation and utility facilities should avoid Escarpment Natural Areas.

3. New transportation, utility and other similar facilities which require approval of *The Environmental Assessment Act* and its regulations are not subject to the procedures of *The Niagara Escarpment Planning and Development Act.* Works which are exempted from the provisions of *The Environmental Assessment Act* will require permission to proceed from the implementing authority, except where such works are exempted by Ontario *Regulation 685.*

PART 4
THE NIAGARA ESCARPMENT PARKS SYSTEM

PART 4. THE NIAGARA ESCARPMENT PARKS SYSTEM

4.1
The Niagara Escarpment Parks System

Part 4 of this Plan sets out policies for a Niagara Escarpment Parks System as a framework for the establishment and coordination of a system of publicly owned lands on the Escarpment.

There are 107 existing and proposed parks within the Niagara Escarpment Parks System. Appendix 1 briefly describes each park in the Parks System.

The Niagara Escarpment Parks System will be established and managed through the continued cooperation of eight conservation authorities, the Ministry of Natural Resources, the Niagara Parks Commission, the Ministry of Agriculture and Food, the Ontario Heritage Foundation, Parks Canada, the St. Lawrence Seaway Authority, municipalities and other bodies capable of managing areas in the public interest (e.g. the Bruce Trail Association, local service clubs).

Niagara Parks Commission with Hearing Officers' Recommendation No. 50, Vol. 1, p. 78.

The Ministry of Natural Resources shall coordinate the development and administration of the Niagara Escarpment Parks System.

Previously section 3.5 of the Proposed Plan, 1979. Hearing Officers' recommendation No. 58, Vol. 1, p. 81.

4.1.1 OBJECTIVES

Hearing Officers' Recommendation No. 51, Vol. 1, p. 78.

The objectives of the Niagara Escarpment Parks System are:

1. to protect the most significant features of the natural and cultural landscape of the Niagara Escarpment area;

2. to provide a wide variety of Escarpment-related outdoor recreation opportunities;

3. to provide opportunities for exploration and appreciation of the natural and cultural heritage of the Niagara Escarpment area;

4. to support tourism by providing opportunities for discovery and enjoyment by Ontario's residents and visitors.

4.1.2 PARKS SYSTEM CONCEPT

The Niagara Escarpment Parks System is based on public lands acquired to protect distinctive features and areas along the Escarpment. Feature areas are waterfalls, distinctive landforms associated with the Escarpment and special plant communities and animal habitats. Historical and archaeological sites, often found associated with these feature areas, are also incorporated.

(titled 3.2.2 Organization in the Proposed Plan, 1979) Hearing Officers' Recommendation No. 52, Vol. 1, pp. 78-79.

The Niagara Escarpment Parks System will consist of lands owned and managed by several agencies: the Ministry of Natural Resources, eight conservation authorities, the Niagara Parks Commission, Parks Canada, St. Lawrence Seaway Authority, the Ministry of Agriculture and Food, the Ontario Heritage Foundation and municipalities. The Parks System includes lands that are considered by their managing agencies as public parks, such as provincial parks, certain conservation areas and municipal parks. In addition, several areas are included which are not considered to be parks, such as certain conservation authority lands, county forests and the Bruce Trail. Including these lands advances the objective of protecting important Escarpment features and provides public access and opportunities for outdoor recreation.

Ten nodal parks have been selected to play a distinctive role within the Parks System. The nodal park is designated as a key staging area and interpretive centre for a segment of the Escarpment and is the starting place from which to explore other nearby parks.

The 10 nodal parks and their managing agencies are:-

1. Cyprus Lake Provincial Park (Ministry of Natural Resources)
2. Skinner Bluff Conservation Area (Sauble Valley Conservation Authority)
3. Inglis Falls Conservation Area (North Grey Conservation Authority)
4. Walters Falls Conservation Area (North Grey Conservation Authority)
5. Pretty River Valley Candidate Provincial Park (Ministry of Natural Resources)
6. Mono Cliffs Candidate Provincial Park (Ministry of Natural Resources)
7. Terra Cotta Conservation Area (Credit Valley Conservation Authority)
8. Crawford Lake Conservation Area (Halton Region Conservation Authority)
9. Dundas Valley Conservation Area (Hamilton Region Conservation Authority)
10. Short Hills Candidate Provincial Park (Ministry of Natural Resources)

All areas considered to be part of the Niagara Escarpment Parks System are listed and described briefly in Appendix 1.

4.1.3 POLICIES

The strength and public image of the Niagara Escarpment Parks System is entirely dependent upon the cooperation of the various park management agencies in complying with the policies of the Niagara Escarpment Plan. Coordination and consistency of purpose, management and identity for individual parks and for the Niagara Escarpment Parks System will be achieved through:

Hearing Officers' Recommendation No. 52, Vol. 1, pp. 78-79.

a) the common pursuit, by all park management agencies, of the objectives of the Park System; and

b) the common application of a set of park planning and management policies to individual parks within the Park System.

Allowance will be made for other objectives of the numerous public park agencies in the System.

A Niagara Escarpment Parks System Manual will be prepared which sets out minimum standards and general guidelines. The Manual will be prepared by the Ministry of Natural Resources in consultation with all the public park agencies concerned.

4.1.4 PARK CLASSIFICATION POLICY

Each park in the Niagara Escarpment Parks System will be assigned to a park classification, based on the predominant characteristics of the property. The classifications, as noted in Appendix 1, will serve as a guide to management and use of the parks and will be subject to confirmation at the time park plans are prepared.

Section 3.2.3 of the Proposed Plan, 1979 amended following consultation with park management agencies. See Hearing Officers' recommendation No. 53, Vol. 1, p. 79.

Park classifications will ensure the maintenance of the variety and diversity intended in the Niagara Escarpment Parks System. It is recognized that some parks may not conform exactly to the policies of their assigned classification; the managing agencies will be encouraged to bring these parks into conformity over a number of years. It is also recognized that some parks may pursue objectives in addition to those presented in Section 4.1.1 (e.g. flood control, resource production).

There are six park classes:

- Nature Reserve
- Natural Environment
- Recreation
- Historical
- Escarpment Access
- Resource Management Area

The following brief descriptions form a basis upon which the managing agencies will develop more detailed guidelines for the classification, planning and management of the parks in the Niagara Escarpment Parks System. More detailed guidelines will be included in the Niagara Escarpment Parks System Manual.

Nature Reserve
These are areas which represent the distinctive natural areas and landforms found along the Niagara Escarpment. These parks serve to protect selected Areas of Natural and Scientific Interest. Management practices and uses in a nature reserve will ensure that the features and values for which the reserve was established remain protected in perpetuity.

Access to these areas will not be widely promoted and activities will be limited to those which can further scientific understanding and education (for example, scientific research, natural history interpretation, and nature trails or the Bruce Trail). The minimum of facilities necessary to support these activities will be provided.

Natural Environment Parks
These parks are characterized by the variety and combination of outstanding natural features, historical resources and outstanding landscape.

Natural Environment Parks provide opportunities for high quality recreation and for the protection of important natural and cultural features. Activities may range from back-country hiking in the interior of these areas to car-camping and day-use activities in the more developed or accessible areas.

Recreation Parks
These are some of the best recreational environments along the Escarpment. They either occur naturally or are capable of being developed to provide a wide variety of outdoor recreation opportunities in attractive Escarpment surroundings. In Recreation Parks, management and development of the parks' resources is appropriate in order to provide the recreational environment and facilities required to support a wide variety of activities. These parks may be day-use only, or may also offer facilities for overnight camping.

Historical Parks
These parks are intended to protect and interpret the distinctive resources representative of the Escarpment's archaeological and historical heritage. Development of facilities in these parks will be oriented primarily to the protection, enhancement, and interpretation of the archaeological or historical characteristics of the site.

Escarpment Access
These areas will complement the larger, and in some cases, more developed parks, by providing opportunities for public access to the Niagara Escarpment at appropriate points along the Escarpment. These areas will be small and will provide modest facilities to support day-use activities at view points, rest areas, trailheads, picnic sites, scenic areas, fishing areas, beaches, or other points of interest.

New Escarpment Accesses may be established by the Ministry of Natural Resources, conservation authorities, or on the initiative of local municipalities or organizations such as service clubs.

Not all Escarpment Accesses are identified in Appendix 1.

Resource Management Areas
This classification includes certain public lands that are managed primarily to provide resource related benfits such as forest products, fish and wildlife, or flood control. These areas will provide many benefits, including recreation opportunities, the protection of important natural and cultural resources and resource products. In most cases, these areas will undergo more intensive resource management than parks in the other classificatons.

4.1.5 PARK ZONING POLICY

New sub-section added by Commission following discussions with park management agencies.

Park Zoning is essential to the orderly planning, development and effective management of a park. Zoning recognizes that every park includes a particular combination of significant resources, features and potential or existing development. Zoning will assign uses to lands in parks based on their significance for protection and their potential for recreation within the context of the Park Classification Policy. It is anticipated that plans for existing parks may not conform exactly with this policy. Park agencies will be encouraged to bring park plans into conformity with this policy.

The brief description of the six park zones that follows will be expanded by the management agencies as a component of the Niagara Escarpment Parks System Manual:

1. **Nature Reserve Zones**
   include significant natural features or areas which require careful management to ensure the long-term protection of these natural values.

2. **Natural Zones**
   include aesthetic landcapes in which a minimum of development is permitted to support low to moderate intensity recreational activities.

3. **Access Zones**
   serve as staging areas (e.g. trailheads, parking lots) where minimal facilities support the use of Nature Reserve Zones and relatively undeveloped Natural and Historical Zones.

4. **Historical Zones**
include significant archaeological or historical features or areas which require management that will ensure the long-term protection of the significant values.

5. **Development Zones**
provide the main access to the park and facilities and services to support the recreational activities available (e.g. campgrounds, picnic areas, maintenance facilities).

6. **Resource Management Zones**
provide for intensive resource management (e.g. forest management, fisheries management, water management, wildlife management, multiple-use management).

The zones can be applied to all park classes, except in the case of Natural Zones, Development Zones and Resource Management Zones which are not permitted in the Nature Reserve class.

Resource Management Zones will not be established in Provincial Parks. Other zones may be established and applied in specific circumstances to resolve special planning or management problems which cannot be accommodated by the above zones.

4.1.6 PARK PLANNING POLICY

(titled 3.2.4 Guidelines for Park Master Plans in the Proposed Plan, 1979. Hearing Officers' Re-Recommendations 54 and 55, Vol. 1, p. 80.)

1. Park management agencies will prepare plans for each park in the Niagara Escarpment Parks System. Each Plan will establish policy guidelines for long-term protection, development and management of the park. Agencies involved with specific park plans must ensure that the implementation of the plan and operation of the park meet the requirements of *The Environmental Assessment Act*.

2. The land-use designations of the Niagara Escarpment Plan will be used as a guide in the park planning process instead of a final statement on permitted uses. Park zoning developed through the planning process takes precedence over land-use designations in the Niagara Escarpment Plan once a park plan is deemed not to conflict with the Niagara Escarpment Plan.

3. Parks without a plan are subject to the land-use policy designations of the Niagara Escarpment Plan.

4. Park plans will provide for the zoning of parks and appropriate management prescriptions for each zone in the park.

5. The route of the Bruce Trail through the parks shall be identified as the Bruce Trail Corridor in park management plans and managed in cooperation with the Bruce Trail Association.

6. A change in the classification of a park as a result of the park planning process shall not require an amendment to the Niagara Escarpment Plan.

4.2
The Bruce Trail

The Bruce Trail is an essential component of the Niagara Escarpment Parks System linking parks and natural features.

Hearing Officers' Recommendation No. 56, Vol. 1, p. 80.

Where the route of the Bruce Trail has been changed by the cessation of existing informal agreements, a new route shall be stabilized by negotiation of trail easements or other agreements with landowners, or if preferred by landowners, and if funding permits, by purchase of trail strips at suitable locations, such as on the borders of properties.

The determination of these new routes of the Trail will be the result of a consultative process coordinated by the Bruce Trail Association involving landowners, municipal councils, and the Government of Ontario. The aim will be to work out, through cooperative effort, the best possible trail location for all concerned which could then be secured from willing landowners by easement or purchase.

4.3
Ontario Hydro Lands

Ontario Hydro owns two properties in the Niagara Escarpment Plan Area which complement the Niagara Escarpment Parks System. Since the primary or intended use of these lands is the generation of electricity, appropriate secondary uses include nature viewing, hiking and cross-country skiing.

New sub-section recommended by the N.E.C.

APPENDICES

APPENDIX 1

ESCARPMENT PARKS

The following is a brief description of the 107 parks in the Niagara Escarpment Parks System. Parks marked with an asterisk are designated nodal parks in the system. The classification of each park is noted in brackets following the name.

1

Tobermory Island
(Classification to be determined)

The 1,325-hectare holdings of Parks Canada are comprised of a series of islands off the tip of the Bruce Peninsula, which contain prominent cliffs and areas of natural and scientific interest. Flowerpot Island is currently located in Georgian Bay Islands National Park.

2

Fathom Five Provincial Park
(Natural Environment)

The land base for Fathom Five Provincial Park consists of a steep escarpment and cave formations. The area is currently used for nature interpretation, diving, swimming and hiking. The Ministry of Natural Resources currently owns about 132 hectares of this land.

3

Little Cove to Cave Point
(Natural Environment)

Steep cliffs, limestone features and provincially significant ecological features are included in this 16-hectare candidate Provincial Park.

4

Cyprus Lake Provincial Park*
(Natural Environment)

Cyprus Lake Provincial Park, south of Tobermory, is used for camping, hiking, swimming, picnicking, canoeing and snowmobiling. The Park contains archaeological sites and geological and biological areas of natural and scientific interest. The Park comprises 660 hectares.

5

Cabot Head
(Nature Reserve)

This 4,642-hectare candidate Provincial Park includes large areas of natural and scientific interest, chosen both for their geological and their biological attributes. Cabot Head is used for fishing, hunting, hiking, canoeing and nature appreciation.

6

Cape Chin
(Escarpment Access)

Parcels of land comprising 44 hectares owned by the Ministry of Natural Resources include a shingle beach shoreline and relatively undistributed forest lands. The land is used for hiking.

7

Smokey Head - White Bluff
(Nature Reserve)

This candidate Provincial Park contains 520 hectares of forested land and geological and biological areas of natural and scientific interest. The Bruce Trail passes through this property.

8

Lion's Head
(Nature Reserve)

This 538-hectare candidate Provincial Park is used for hiking, hunting, trapping, and forestry. The site contains a geological area of natural and scientific interest.

9

Hope Bay Forest
(Nature Reserve)

Both geological and biological areas of natural and scientific interest are contained in this 517-hectare candidate Provincial Park. A cave and potholes are among its significant geological features. The area is used for hiking, nature appreciation, viewing, hunting and trapping.

10

Colpoy Bluffs
(Escarpment Access)

The Ministry of Natural Resources manages four parcels of land totalling 212 hectares along the north shore of Colpoys Bay. This land is used for hiking and contains several scenic viewpoints.

11

Spirit Rock Conservation Area
(Nature Environment)

This is a heavily-wooded area on the Escarpment owned by the Sauble Valley Conservation Authority overlooking Colpoys Bay. This 90-hectare property is used for hiking and cross-country skiing.

12

Bruce's Caves Conservation Area
(Escarpment Access)

Prominent cliffs and wave-cut caves are the main geologic features in this 17-hectare property which is owned by the Sauble Valley Conservation Authority. Recreation uses include hiking, cross-country skiing and picnicking.

13

Colpoy Lookout
(Escarpment Access)

The Sauble Valley Conservation Authority owns this small nine-hectare shoreline park overlooking Colpoys Bay. This property is used for picnicking, swimming, boating and fishing.

14

Skinner Bluff Management Area*
(Natural Environment)

The Sauble Valley Conservation Authority owns two tracts totalling 310 hectares which overlap geological and biological areas of natural and scientific interest. These properties are used for hunting, hiking and cross-country skiing.

15

Slough of Despond
(Natural Environment)

The Sauble Valley Conservation Authority owns this 180-hectare property which contains parts of geological and biological areas of natural and scientific interest. The area is used for hiking, nature interpretation and cross-country skiing. The Slough of Despond is described by biologists as a glacial lagoon and reflects the environment at the site thousands of years ago.

16

Kemble Mount Management Area
(Natural Environment)

Kemble Mount Management Area, 134 hectares in size, is part of a large biological area of natural and scientific interest. The area is owned by the Sauble Valley Conservation Authority, and contains trails and viewpoints.

17

Gowan Lake
(Natural Environment)

A biological area of natural and scientific interest and wildlife habitat are features of this undeveloped 80-hectare property owned by the Sauble Valley Conservation Authority. The property is managed by the Ministry of Natural Resources as an agreement forest.

18

Lindenwood
(Natural Environment)

The Sauble Valley Conservation Authority owns this 240-hectare wooded area along the Escarpment. Recreation uses include hiking cross-country skiing and nature apprciation.

19

Indian Creek Management Area
(Natural Environment)

Indian Creek flows through this 22-hectare property owned by the Sauble Valley Conservation Authority. The parcel is a mixture of swamp, forest and cleared land.

20

The Glen Management Area
(Resource Management Area)

These Escarpment lands include the headwaters of Mud Creek and wetlands located above the Escarpment. This 700-hectare property is used for hiking, cross-country skiing, snowmobiling and wildlife management.

21

Keppel Forest
(Resource Management Area)

This 225-hectare property is owned by the Sauble Valley Conservation Authority and is devoted to forest and wildlife management.

22

Indian Falls Conservation Area
(Recreation)

Indian Falls consists of 21 hectares of land including Indian Creek and Indian Falls. The property is owned by the Sauble Valley Conservation Authority and is used for picnicking, hiking and nature interpretation.

23

Brookholm
(Escarpment Access)

This 10-hectare parcel is managed by the North Grey Region Conservation Authority. It includes the Escarpment face and a scenic lookout and is used for hiking and cross-country skiing.

24

Pottawatomi Conservation Area
(Natural Environment)

The North Grey Region Conservation Authority owns this 12-hectare property which includes the Escarpment face, the Pottawatomi River and Jones Falls. It is used for picnicking, fishing, hiking and cross-country skiing.

25

West Rocks
(Natural Environment)

The North Grey Region Conservation Authority owns this 58-hectare heavily-wooded Escarpment area within the City of Owen Sound. The property features viewpoints and trails with hiking and cross-country skiing being the main uses.

26

Inglis Falls Conservation Area*
(Natural Environment)

The Sydenham River flows over the Escarpment at Inglis Falls. Several geologic sites exist in this 215-hectare property owned by the North Grey Region Conservation Authority. Swimming, fishing, picnicking, hiking and cross-country skiing are the main uses.

27

East Rocks
(Escarpment Access)

East Rocks is a small 1.2-hectare picnic and lookout area. The North Grey Region Conservation Authority owns the property which includes a lookout tower built as a Centennial project sponsored by Owen Sound high schools.

28

Sydenham Forest
(Resource Management Area)

This area consists of two properties together comprising 67 hectares which are owned by the North Grey Region Conservation Authority. The property is managed by the Ministry of Natural Resources as an agreement forest.

29

Bayview Escarpment Forest
(Nature Reserve)

This 454-hectare candidate Provincial Park contains hardwood forest representative of the Escarpment. There are several viewpoints. Current uses include hiking, hunting and trapping.

30

Bognor Marsh Management Area
(Resource Managament Area)

Bognor Marsh is a source area for the Bighead River. Fishing, hunting, hiking, cross-country skiing and wildlife management are the main activities in the 525-hectare park owned by the North Grey Region Conservation Authority.

31

Spey River Forest East
(Classification to be determined)

This forested property is owned by the North Grey Region Conservation Authority and managed by the Ministry of Natural Resources as an agreement forest. The property includes an area of natural and scientific interest.

32

Walters Falls*
(Natural Environment)

Walters Creek flows over the Escarpment at Walters Falls. Fishing, hiking and cross-country skiing take place in this 31-hectare property owned by the North Grey Region Conservation Authority.

33

Rocklyn Creek
(Resource Management Area)

The North Grey Region Conservation Authority owns this 200-hectare area which includes Rocklyn Creek, a waterfall and a geologic site. The property is used primarily for hiking.

34

Griersville (Blantyre)
(Escarpment Access)

This area comprises 170 hectares and is owned by the North Grey Region Conservation Authority. The property is used for hiking.

35

Fairmount
(Escarpment Access)

The Ministry of Natural Resources owns this 25-hectare property which is used for hiking.

36

Epping Lookout
(Escarpment Access)

This is a small, five-hectare roadside picnic area owned by the North Grey Region Conservation Authority. There is a viewpoint overlooking the Beaver Valley.

37

Robson Lakes Natural Area
(Classification to be determined)

These 40 hectares owned by the North Grey Region Conservation Authority contain part of an ecological area of natural and scientific interest. The property is being managed by the Ministry of Natural Resources as an agreement forest.

38

Beaverdale Forest Area
(Natural Environment)

This 60-hectare property on the west side of the Beaver Valley is owned by the North Grey Region Conservation Authority.

39

Wodehouse Creek Management Area
(Resource Management Area)

This 100-hectare North Grey Region Conservation Authority property is used for hiking, nature interpretation and wildlife management.

40

Beave Valley Lowlands
(Resource Management Area)

The Ministsry of Natural Resources manages 540 hectares and the North Grey Region Conservation Authority 220 hectares of land in several parcels along the Beaver Valley. This area is used for canoeing, fishing, hunting and trapping.

41

Old Baldy
(Natural Environment)

North Grey Region Conservation Authority owns 40 hectares at Old Baldy. This area contains part of a biological area of natural and scientific interest. Scenic lookouts, hiking and picnicking areas are provided.

42

Wodehouse Karts
(Resource Management Area)

The Ministry of Natural Resources manages 314 hectares and the North Grey Region Conservation Authority 30 hectares in this area of geological importance. The site includes sinkholes and a disappearing creek. Uses include hiking, forestry, hunting and trapping.

43

Hogg's Falls
(Resource Management Area)

This 83-hectare parcel along the upper Beaver Valley is managed by the Ministry of Natural Resources. Significant biological, geological and fisheries resources are protected.

44

Eugenia Falls Conservation Area
(Natural Environment)

Eugenia Falls consists of 23 hectares owned by the North Grey Region Conservation Authority and lies within a large biological area of natural and scientific interest. Uses include cross-country skiing, hiking, picnicking and viewing the spectacular 30-metre Eugenia Falls.

45

Kolapore Uplands
(Resource Management Area)

These extensive holdings are owned by the Province (1,986 hectares), North Grey Region Conservation Authority (840 hectares) and the County of Grey (80 hectares). The Kilapore area offers a range of recreational opportunities including hiking, cross-country skiing, snowmobiling, hunting and fishing. The area is also managed to protect a geological area of natural and scientific interest and to provide resource benefits from the forest.

46

Loree
(Escarpment Access)

This 26-hectare site is located above the Escarpment in the Blue Mountain Area. Uses include hiking, viewing and nature appreciation.

47

Craigleith Provincial Park
(Recreation)

This 66-hectare Provincial Park is located along Highway 26, and offers facilities for camping and water-based activities on Georgian Bay. The park contains exposed fossiliferous shales.

48

Petun Conservation Area
(Escarpment Access)

Nottawasaga Valley Conservation Authority owns this 40-hectare parcel of land which includes a significant geologic site. The property includes a scenic lookout and is used mainly for hiking and snowshoeing.

49

Pretty River Valley*
(Nature Reserve)

This candidate Provincial Park contains 930 hectares, with additional adjacent public land that may be added to the park in future. The park contains areas of natural and scientific interest which include the Escarpment, the Gibraltar moraine and the headwaters of Pretty River.

50

Rob Roy Forest
(Escarpment Access)

This forest and scenic lookout is owned partly by the Province (40 hectares) and partly by the North Grey Region Conservation Authority (34 hectares).

51

Nottawasaga Lookout
(Escarpment Access)

Provincial land comprising 215 hectares is managed by the Ministry of Natural Resources. There is a scenic lookout and a route for the Bruce Trail.

52

Devil's Glen Provincial Park
(Classification to be determined)

A small six-hectare Provincial Park (Recreation Class) lies adjacent to 47 hectares of public land managed by the Ministry of Natural Resources. The park contains an overnight hiking shelter and a point of public access to the Bruce Trail. The adjacent land contains a portion of the Mad River Valley.

53

Nottawasaga Bluffs Conservation Area
(Escarpment Access)

This 37-hectare property owned by the Nottawasaga Valley Conservation Authority is used for hiking, snowshoeing and picnicking.

54

Lavender Falls
(Nature Reserve)

This candidate Provincial Park encompasses signifiant geological and geological sites and an important cold water fishery (the Noisy River). The Bruce Trail passes through the property.

55

Pine River Fishing Area
(Resource Management Area)

The Ministry of Natural Resources manages 76 hectares in the Pine River Valley which is used as a public fishing area and for hunting and picnicking.

56

Boyne Valley
(Natural Environment)

About 440 hectares of the 980-hectare parcel of public land is proposed as a candidate Provincial Park. The site includes biological and geological areas of natural and scientific interest.

57

Mono Cliffs*
(Natural Environment)

The Mono Cliffs park consists of a 620-hectare candidate Provincial Park and 98 hectares of land owned by the Nottawasaga Valley Conservation Authority. Areas of natural and scientific interest include the Mono Rocks Outliers, forested cliffs and lowlands. The area is popular for hiking and cross-country skiing.

58

Scott's Falls
(Nature Reserve)

This candidate Provincial Park of 485 hectares includes biological and geological areas of natural and scientific interest. The area is used for hiking, fishing and nature appreciation.

59

Humber Valley
(Escarpment Access)

The Metropolitan Toronto and Region Conservation Authority owns 35 hectares along the Humber River. The property is used for picnicking, cross-country skiing and hiking.

60

Mono Mills Lowlands
(Escarpment Access)

The Metropolitan Toronto and Region Conservation Authority owns this 1.5-hectare property in the Humber River Valley. The lands were acquired for headwater protection.

61

Humber Forest
(Resource Management Area)

This 245-hectare reforestation and management area in the upper reaches of the Humber River watershed is owned by the Metropolitan Toronto and Region Conservation Authority and is managed by the Ministry of Natural Resources as an agreement forest. The Sleswick swamps and low-lying deciduous trees are located on the property.

62

Glen Haffy Conservation Area
(Natural Environment)

The Metropolitan Toronto and Region Conservation Authority owns this multi-use, 390-hectare property. Located along the Humber River, this area is used for fishing, hiking, picnicking, camping and cross-country skiing.

63

Sligo Hill
(Resource Management Area)

This 2.17-hectare property is owned by the Credit River Valley Conservation Authority and provides access to the East Credit River for fisheries purposes.

64

Alton Integrated Resource Management Area
(Resource Management Area)

This Ministry of Natural Resources' property comprises 140 hectares. Uses include hunting, fishing, hiking, cross-country skiing and forest management.

65

Caho Property
(Resource Management Area)

This 46-hectare property is owned by the Credit Valley Conservation Authority and includes part of the Credit River and associated swamp lands. The area is important for fisheries management.

66

Credit Forks
(Natural Environment)

The 280-hectare candidate Provincial Park includes several important geological sites and the remains of a hydro power plant at Cataract Falls. The park is popular for fishing, hiking, picnicking and scenic viewing.

67

Belfountain Conservation Area
(Recreation)

The Credit Valley Conservation Authority operates a 10-hectare intensively-used recreation area within the Village of Belfountain.

68

Terra Cotta Conservation Area
(Nature Reserve)

The area includes part of a biological area of natural and scientific interest owned by the Credit Valley Conservation Authority. There are two properties totalling 56 hectares.

69

Terra Cotta Conservation Area*
(Natural Environment)

The Credit Valley Conservation Authority owns this 161-hectare property which is used for camping, hiking, cross-country skiing, fishing, picnicking and swimming.

70

Silver Creek
(Nature Reserve)

The Escarpment and Silver Creek gorge highlight this nature area owned by the Credit Valley Conservation Authority. The property comprises 371 hectares and is used primarily for educational and interpretive purposes.

71

Scotsdale Farm
(Natural Environment)

The 253-hectare Scotsdale Farm is a donation to the Ontario Heritage Foundation. Stewart Bennett, the previous owner, was recognized as one of Canada's most accomplished Shorthorn cattle breeders, making Scotsdale Farm one of the best known in the area. The property includes forest, wetlands and tributaries of the Silver Creek.

72

Limehouse Conservation Area
(Natural Environment)

The Credit Valley Conservation Authority owns this property of 76 hectares which includes limekilns, an abandoned railroad, ruins of an old mill, a hiking trail and the Black Creek.

73

Speyside
(Resource Management Area)

This 20-hectare parcel of Crown land is managed by the Ministry of Natural Resources as a multiple-use recreation area. The property is used for forest management, hiking and nature appreciation.

74

Tirion Tract
(Resource Management Area)

This 20-hectare block of forested land is owned by the Halton Region Conservation Authority.

75

Esquesing and Escarpment Tracts
(Escarpment Access)

The Halton Region Conservation Authority owns two separate parcels totalling 42 hectares. The properties contain forested land and the brow of the Niagara Escarpment.

76

Hilton Falls Conservation Area
(Natural Environment)

This 952-hectare natural area includes the Sixteen Mile Creek and Hilton Falls. Recreation uses include picnicking, hiking and cross-country skiing. The property is owned by the Halton Region Conservation Authority (548 hectares) and the Regional Municipality of Halton (393 hectares).

77

Kelso Conservation Area
(Recreation)

A recreation area with facilities for picnicking, camping, swimming, boating, downhill skiing and historical interpretation. The Halton Region Conservation Authority owns this 235-hectare property.

78

Ontario Agriculture Museum
(Historical)

This 32-hectare parcel was acquired by the Ministry of Agriculture and Food in order to display artifacts of Ontario's agricultural heritage.

79

Crawford Lake/Rattlesnake Point Conservation Areas*
(Natural Environment)

This 372-hectare natural area contains prominent Escarpment bluffs, a glacial valley and a meromictic lake. The property is used for hiking, cross-country skiing, picnicking and rockclimbing and is owned by the Halton Region Conservation Authority. Future plans include an education/interpretation centre and reconstructed Indian Village.

80

Crawford Forestry Tract
(Natural Environment)

This 123-hectare site is owned by the Halton Region Conservation Authority (112 hectares) and the Ontario Heritage Foundation (10 hectares). It is a forestry and geologic area which has an ancient dried-up waterfall. The area is used for hiking.

81

Yaremko-Ridley Park
(Natural Environment)

This 70-hectare property contains Escarpment forest and a small lake nestled within a buried Escarpment trench. Most of the property (50 hectares) was donated to the Ontario Heritage Foundation by the Yaremkos and Ridleys. The remaining (20 hectares) lands are owned by the Halton Region Conservation Authority.

82

Mount Nemo Conservation Area
(Natural Environment)

This 98-hectare property contains a prominent bluff of the Niagara Escarpment. An abandoned quarry, farm fields and forest land make up the majority of the land with activities currently limited to hiking and viewing. The property is owned by the Halton Region Conservation Authority.

83

Lake Medad Forestry Tract
(Resource Management Area)

This 28-hectare property, owned by the Halton Region Conservation Authority, contains a forested bog.

84

Spencer Gorge Wilderness Area
(Natural Environment)

This 40-hectare area, owned by the Hamilton Region Conservation Authority, contains a biological area of natural and scientific interest. The area is used for hiking, viewing and picnicking.

85

Crook's Hollow
(Historical)

This 40-hectare park, owned by the Hamilton Region Conservation Authority, includes facilities for picnicking, fishing, hiking and historical interpretation.

86

Christie Conservation Area
(Recreation)

This multi-purpose conservation project is used for swimming, boating, picnicking and fishing. The Hamilton Region Conservation Authority owns this 356-hectare property.

87

Summit Bog Muskeg Preserve
(Nature Reserve)

A 12-hectare kettle bog with representative vegetation is owned by the Hamilton Region Conservation Authority.

88

Dundas Valley*
(Natural Environment)

The Hamilton Region Conservation Authority owns some 808 hectares in the Dundas Valley. The western portion of the Dundas Valley contains important ecological and biological areas of natural and scientific interest. The lands are used for nature appreciation, hiking, bicycling, cross-country skiing and picnicking. A trail centre is located in the eastern part of the valley.

89

Tiffany Falls
(Escarpment Access)

This five-hectare area is owned by the Hamilton Region Conservation Authority and is used for hiking and nature interpretation.

90

Mount Albion Conservation Area
(Natural Environment)

This 50-hectare property, owned by the Hamilton Region Conservation Authority, is used for hiking, cross-country skiing and as a scenic lookout.

91

Felker's Falls Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 30-hectare park which is used for picnicking and hiking. The property includes a scenic lookout, a waterfall and a gorge.

92

Stoney Creek Battlefield
(Historical)

This 12-hectare park owned by the Niagara Parks Commission is used for day-use recreation activities. A monument and historic buildings commemorate the significance of the site.

93

Devil's Punch Bowl
(Natural Environment)

The Hamilton Region Conservation Authority owns this scenic picnic area of 25 hectares. The property includes a geologic area of natural and scientific interest, a waterfall and a gorge.

94

Vinemount Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 16-hectare property, a portion of which is used for hiking and picnicking.

95

Winona Conservation Area
(Natural Environment)

The Hamilton Region Conservation Authority owns this 58-hectare Escarpment property. This site contains an ecological area of natural and scientific interest and provides access to the Bruce Trail.

96

Woolverton Conservation Area
(Escarpment Access)

This 16-hectare property is owned by Ontario Hydro and managed by the Niagara Peninsula Conservation Authority for Bruce Trail access and natural area protection.

97

Beamer Memorial Conservation Area
(Natural Environment)

The Niagara Peninsula Conservation Authority owns this 53-hectare property which is used for picnicking and hiking. The property contains areas of ecological and geological significance. This area is also popular for viewing the annual hawk migration.

98

Mountainview Conservation Area
(Natural Environment)

This 25-hectare parcel is owned by the Niagara Peninsula Conservation Authority and is used primarily for hiking.

99

Cave Springs
(Nature Reserve)

This area includes a forested Escarpment plain, crevasse valleys, cliff face, several lookouts and archaeologic sites. About 18 hectares are currently in public ownership, the Niagara Peninsula Conservation Authority owns four hectares and the Ministry of Natural Resources owns 14 hectares.

100

Ball's Falls Conservation Area
(Historical)

The Niagara Peninsula Conservation Authority owns this 90-hectare property which is used for camping and day-use activities. This area includes historic buildings, ruins, two waterfalls and areas of ecological and biological significance. The area is extensively used for historical and conservation/education programs and is the site for numerous community and authority-sponsored festival events.

101

Louth Conservation Area
(Nature Reserve)

This 32-hectare area, owned by the Niagara Peninsula Conservation Authority, lies within an ecological area of natural and scientific interest. The property is used for hiking, nature appreciation and viewing.

102

Rockway Conservation Area
(Nature Reserve)

Picnicking and hiking are the main uses of the 85-hectare site owned by the Niagara Peninsula Conservation Authority. The property is located within an ecological area of natural and scientific interest and includes a scenic waterfall. Activities in the area include nature-viewing and cross-country skiing.

103

St. John's Conservation Area
(Natural Environment)

This 32-hectare tract of land is owned by the Niagara Peninsula Conservation Authority. Hiking and nature interpretation are popular. The area includes a man-made trout pond. There are spectacular floral displays during the Spring and Fall at this site. St. John's includes a portion of Twelve Mile Creek, the only cold water, spring-fed creek in the Niagara Region.

104

Short Hills Candidate Provincial Park*
(Natural Environment)

Features in this candidate Provincial Park include a re-entrant valley of the Escarpment, a scenic waterfall and a land bridge. Approximately 645 hectares are owned by the Ministry of Natural Resources. The area contains several ecological and geological features of significance.

105

Welland Canal
(Natural Environment)

The St. Lawrence Seaway Authority holds approximately 294 hectares in the Plan Area along the Welland Canal. Some of the area has the potential for recreational uses, such as hiking, viewing, and historical appreciation (e.g. Old Canal Area) where it does not conflict with the primary commercial shipping and industrial activity.

106

Woodend Conservation Area
(Natural Environment)

This 40-hectare property is owned by the Niagara Peninsula Conservation Authority. The main uses are hiking, outdoor education and an interpretive centre.

107

Queenston Heights (Brock Monument)
(Historical)

This historical park situated at the southern end of the Niagara Escarpment is owned and operated by the Niagara Parks Commission. A monument and several plaques commemorate General Isaac Brock and the War of 1812. The area is used for picnicking, hiking and day-use recreation. About 30 hectares are located within the Plan Area.

The following properties owned by the Ontario Hydro complement the Niagara Escarpment Parks System:

De Cew Falls

Approximately 142 hectares in the Plan Area in the De Cew Falls/Lake Moodie area which include rock exposures of geological significance. The primary use for these lands is the generation of electricity. Recreational uses such as nature viewing, hiking and cross-country skiing are appropriate secondary uses. Water-based activities, such as swimming, boating and water skiing are not permitted in the area due to dangerous conditions created by fluctuating water levels, pollution and low clearance bridges.

Delphi Point

Delphi Point is a 376-hectare reserved site owned for a proposed pump storage generating station. Although the primary use for Delphi Point site is the proposed generation of electricity, recreational uses such as hiking, nature viewing and cross-country skiing are considered as appropriate secondary uses.

Ontario Hydro's Delphi Point lands are one of the last remaining substantial undeveloped tracts of land located on the Blue Mountain in the Craigleith-Camperdown area. The fossiliferous shales along the shoreline are considered an important geological area of natural and scientific interest.

Volume

3

THE NIAGARA ESCARPMENT PLAN

Responses to the Hearing Officers' Report

Ontario

Provincial
Secretariat for
Resources Development

Hon. Norman W. Sterling, Q.C.
Provincial Secretary
Don Stevenson
Deputy Provincial Secretary

THE NIAGARA ESCARPMENT PLAN

VOLUME 3

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JULY 1984

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VOLUME 3. RESPONSES TO THE HEARING OFFICERS' REPORT

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INTRODUCTION

INTRODUCTION

To comply with Section 10(10) of *The Niagara Escarpment Planning and Development Act*, this volume contains the intentions of the Provincial Secretary for Resources Development arising from the recommendations of the Hearing Officers on The Proposed Plan for the Niagara Escarpment prepared by the Niagara Escarpment Commission in 1979.

The following reports are relevant to the consideration of the contents of this document:

1. Niagara Escarpment Commission: The Proposed Plan for the Niagara Escarpment (November 1979).

2. Niagara Escarpment Proposed Plan Hearing:
   Report of the Hearing Officers (January 1983).
   - Volume 1. General Section
   - Volume 2. Phase I: Hearing
   - Volumes 3 and 4. Phase II: Hearings, including presentations dealing with issues in the Regional Municipalities of Niagara, Hamilton-Wentworth, Halton and Peel and the Counties of Dufferin, Simcoe, Grey and Bruce.

3. Niagara Escarpment Commission. Response to the Hearing Officers' Report on the Niagara Escarpment Proposed Plan Hearing (June 1983).

4. Niagara Escarpment Commission. The Final Proposed Plan for the Niagara Escarpment (June 1983).

5. Provincial Secretariat for Resources Development.
   Niagara Escarpment Plan.

   - Volume 1: *Planning and Implementation Process*
   - Volume 2: *Recommended Policies of the Provincial Secretary For Resources Development* (July 1984).

This volume comprises the following parts:

Part 1: lists recommendations arising from Phase I of the hearings and described in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volume 1: The General Section and the intentions of the Provincial Secretary for Resources Development thereon.

Part 2 lists the intentions of the Provincial Secretary for Resources Development with regard to individual submissions made during the Phase II Hearings and reported in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volumes 3 and 4.

Part 2 is subdivided into sections according to Regional Municipalities and Counties along the Niagara Escarpment.

PART 1

RECOMMENDATIONS ARISING FROM THE PHASE 1 HEARINGS

PART 1. RECOMMENDATIONS ARISING FROM THE PHASE I HEARINGS

Note to Reader

1. The numbers of the recommendations in this part are those established by the Hearing Officers in Chapter 17 of the document titled Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Vol.1, pp. 89 to 109.

2. References to the recommendations of the Niagara Escarpment Commission in June 1983 relate to information contained in the following documents:

   - Response to the Hearing Officers' Report on the Niagara Escarpment Proposed Plan Hearing (June 1983).

   - The Final Proposed Plan for the Niagara Escarpment (June 1983).

3. References following each recommendation of the Provincial Secretary for Resources Development refer to sections of the document titled Niagara Escarpment Plan. Volume 2: *Recommended Policies of the Provincial Secretary for Resources Development* (July 1984).

General Recommendations

1. That the Plan be accepted as modified by the general recommendations elsewhere in this report and by the specific recommendations set out in certain submissions numbered 1 to 743 inclusive.

   RECOMMENDED: The Niagara Escarpment Plan, as recommended by the Provincial Secretary for Resources Development, be accepted.

2. That Part 1 of The Proposed Plan become an appendix to the Plan and not form part of the Plan.

   RECOMMENDED: Accept. Part 1, the introduction to The Proposed Plan, included background information more suitable for inclusion in an appendix or a separate document.

3. That Part 6 of The Proposed Plan become Part 1 and be made part of the Plan.

   RECOMMENDED: The Niagara Escarpment Plan will comprise the following parts:

   - Part 1. General Policies and Definitions
   - Part 2. Land Use Policies
   - Part 3. Development Criteria
   - Part 4. The Niagara Escarpment Parks System
   - Maps 1 to 9

4. That wherever The Proposed Plan places emphasis on certain land uses as compared with others such emphasis be removed.

   RECOMMENDED: Accept. Many amendments to The Proposed Plan recommended by the Niagara Escarpment Commission in June 1983 which redress the inbalance regarding farmlands are also accepted.

5. That it be made clear in The Proposed Plan that all development adjacent to operating farms must be compatible with the farming operation and not the reverse.

RECOMMENDED: Accept. The provisions of the Foodland Guidelines and Agricultural Code of Practice will be applied.

6. That high priority Mineral Resource Areas as identified by the Ministry of Natural Resources be included as part of The Proposed Plan and that this be done preferably by means of "overlays" to the maps that form part of The Proposed Plan.

   RECOMMENDED: "High potential mineral aggregate resources" as described by the Ministry of Natural Resources in a submission to the Hearing Officers, be shown on a supplementary map for information purposes which will not form part of the Plan. (Niagara Escarpment Plan, Recommended Policies of the Provincial Secretary for Resources Development, Volume 2, Part 2, Section 2.8 Mineral Extraction Area).

7. That The Proposed Plan, when finalized, be implemented at the local level by zoning bylaws including provision for site plan control pursuant to the provisions of The Planning Act.

   RECOMMENDED: The responsibility for development applications in the area of The Niagara Escarpment Plan be delegated progressively to the local level.

   - Initially, the present development permit system will be delegated to upper-tier municipalities which express a desire to assume responsibility for this function.

   - A site-plan control system will be established to enable local municipalities to assume responsibility for decisions on development applications. The site-plan control system will be based on official plans and zoning bylaws which must first be brought into conformity with The Niagara Escarpment Plan. A monitoring process will also be established to ensure some uniformity of planning administration along the length of the Escarpment.

Part Two of the Proposed Plan: Land Use Policies

Introduction

8. That a new paragraph be added to Section 2.1 of The Proposed Plan to provide for the possibility that a boundary line may be moved in conformity with site specific information without the necessity of an amendment to The Proposed Plan.

   RECOMMENDED: Accept (Section 1.1 Interpretation of Boundaries).

Escarpment Natural

9. That Section 2.2 of The Proposed Plan under the heading Permitted Uses be amended to delete all the words after the word "dwellings" in Subsection 3 so that this subsection will now read:

   > Single family dwellings.

   RECOMMENDED: Accept (Section 2.2 Escarpment Natural Area).

10. That Section 2.2 of The Proposed Plan be modified to provide for the creation of new lots in Escarpment Natural Areas, and the word "only" be removed from the New Lots subsection as written.

    RECOMMENDED: The recommendations of the Niagara Escarpment Commission providing for lot creation by severance in Escarpment Natural Areas, as submitted in June 1983, be accepted (Section 2.2 Escarpment Natural Area, New Lots).

Escarpment Protection

11. That a new subsection be added to The Proposed Plan under New Lots in Section 2.3, Escarpment Protection Areas, similar to No. 3 under Escarpment Rural Areas (Section 2.4).

    RECOMMENDED: The recommendation of the Niagara Escarpment Commission, submitted in June 1983 providing for lot creation by severance in Escarpment Protection Areas, be accepted (Section 2.3 Escarpment Protection Area, New Lots).

Escarpment Rural

12. That the word "compatible" be deleted from Objective No. 3 in The Proposed Plan under Section 2.4 Escarpment Rural Areas.

    RECOMMENDED: The recommendation of the Niagara Escarpment Commission regarding Objective No. 3 in Escarpment Rural Areas, as submitted in June 1983, be accepted (Section 2.3 Escarpment Rural Area, Objectives).

Minor Urban Centre

13. That Section 2.5 Minor Urban Centres of The Proposed Plan, be modified by adding a new Subsection 7 indicating that nothing contained in these objectives will prevent the expansion of a Minor Urban Centre into either Escarpment Natural or Escarpment Protection Areas, provided the proper requirements can be met which, among other things, would not allow for any extension into hazard or unbuildable lands.

    RECOMMENDED: Development objectives for Minor Urban Centres, as recommended by the Niagara Escarpment Commission in June 1983, be accepted (Section 2.5 Minor Urban Centres, Development Objectives).

Urban Centres

14. That all sections under Section 2.6 of The Proposed Plan be combined into a new single section.

RECOMMENDED: Policies for Urban Centres, as recommended by the Hearing Officers, are accepted in general. Minor amendments proposed by the Niagara Escarpment Commission in June 1983 to reflect more accurately the intent of the policy, are also accepted (Section 2.6 Urban Areas).

15. That a No. 7 be added to the Growth Objectives under that new Urban Centres section to indicate that nothing contained in these growth objectives will prevent the creation of a lot for development purposes from extending into an Escarpment Natural Area or Escarpment Protection Area, provided the proper requirements can be met which, among other things, would not allow for any extension into hazard or unbuildable lands.

RECOMMENDED: Development objectives for Urban Centres, as recommended by the Niagara Escarpment Commission in June 1983, be accepted (Section 2.6 Urban Areas, Development Objectives).

Escarpment Recreation

16. That the section in blue print under 2.7 Escarpment Recreation Areas be amended to indicate the fact that there are more areas designated as Escarpment Recreation Areas than just those of major existing recreational areas.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area).

17. That Objective No. 4 under Escarpment Recreation Areas be amended by deleting all the words after "areas" so that No. 4 will read:

> To provide for the development of new ski centres or other recreational lands.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Objectives).

18. That Objective No. 5 under Escarpment Recreation Areas be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Objectives).

19. The criteria for Designations No. 1 and 2 under Escarpment Recreation Areas be amended to include the fact that more than established areas are included.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

20. That all names of locations and specific sites under Criteria for Designations No. 1 and 2 in Escarpment Recreation Areas be deleted.

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

21. That Criteria No. 4 under Escarpment Recreation be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Criteria for Designation).

22. That Subsection 5 under Permitted Uses in Escarpment Recreation Areas be deleted. (This follows from our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located.)

RECOMMENDED: Accept (Section 2.7 Escarpment Recreation Area, Permitted Uses).

Mineral Resources

23. That the paragraph in blue type under the Mineral Resource Areas section be deleted and replaced with the following:

> Mineral Resource Areas include extraction areas and areas of high priority mineral resources. The designated extraction areas are areas licensed pursuant to *The Pits and Quarries Control Act* and four areas which were in the process of being licensed.

RECOMMENDED: The introductory paragraph of Mineral Resource Extraction Area be amended to provide for areas licensed pursuant to *The Pits and Quarries Control Act* and areas where mineral resource extraction may be permitted subject to the policies of The Niagara Escarpment Plan.

24. That objectives No. 1 and 2 under the Mineral Resource Areas section be deleted and replaced with the following:

    1. To designate Mineral Resource Extraction Areas.
    2. To designate high priority Mineral Resource Areas (which is done by means of overlays which form part of the Plan).

RECOMMENDED: The objectives for Mineral Resource Extraction Area provide for:

1. Designation of licensed Mineral Resource Areas,
2. Minimizing the impact of mineral extraction operations on the Escarpment environment,
3. Areas where new pits and quarries may be established.

(Section 2.8 Mineral Resource Extraction Area, Objectives).

25. That the section covering Existing Licensed Areas under Mineral Resource Areas be deleted.

RECOMMENDED: Accept.

Development Criteria

26. That Section 2.9 Development Criteria be removed in its entirety from The Proposed Plan and any and all references to Section 2.9 in the Plan should also be deleted.

RECOMMENDED: Development criteria be retained for the consideration of development permit applications in the area of the Niagara Escarpment Plan. The development criteria will also be included in official plans and used as the basis for preparing zoning bylaws and the administration of site-plan control bylaws (Part 3. Development Criteria, Section 3.1 Introduction and Recommendation 7 above).

Existing Uses

27. That the heading in blue print under Existing Uses in Section 2.9.1 of The Proposed Plan be amended to read as follows:

    The objective is generally not to disrupt existing uses.

    RECOMMENDED: Accept (Section 3.3 Existing Uses).

28. That No. 1 under the heading Existing Uses Section 2.9.1 of The Proposed Plan be deleted.

    RECOMMENDED: Accept (Section 3.3 Existing Uses).

Development of Existing Lots

29. That Sections (A) and (B) under Section 1 of Section 2.9.2 of The Proposed Plan be deleted.

    RECOMMENDED: Modifications proposed by the Niagara Escarpment Commission in June 1983 be accepted (Section 3.2 General Development Criteria).

30. That reference to the Land Compensation Board be deleted from Section 2.9.2 Development of Existing Lots.

    RECOMMENDED: Accept (Refer to Recommendation 3).

31 That the length of time in which the decision to purchase or not be reduced to six months in Section 2.9.2 Development of Existing Lots.

RECOMMENDED: Reject. The Niagara Escarpment Commission's recommended policies on lots of record is not accepted.

Lot Creation

32. That Part 6 of The Proposed Plan under Section 2.9.3 Lot Creation be amended to read as follows:

    In Escarpment Rural Areas and Escarpment Protection Areas new lots may be created by a limited number of low density rural plans of subdivision or condominium as may be provided for in local official plans.

    RECOMMENDED: Refer to Recommendation 33.

33. That subject to the immediately preceding recommendation, the balance of Part 6 under 2.9.3 be deleted.

    RECOMMENDED: Part 6 of Lot Creation, as recommended by the Niagara Escarpment Commission in June 1983 providing for lot creation by rural plans of subdivision in Escarpment Rural Areas only, be accepted. Refer also to responses to Recommendations 10 and 11 (Section 3.4 Lot Creation).

34. That Sections 2.9.4, 2.9.5 and 2.9.6 of The Proposed Plan be accepted as written, but that it be made clear that these sections are intended to be for establishing guidelines for the preparation of zoning bylaws.

    RECOMMENDED: Refer to Response to Recommendation 26.

Agriculture

35. That Item No. 2 under Section 2.9.7 Agriculture of The Proposed Plan be deleted.

    RECOMMENDED: Accept.

36. That a new subsection be added to Section 2.9.7 Agriculture to permit the possibility of a retirement lot for a farmer being created subject to the Foodland Guidelines and to the provisions of existing local official plans.

    RECOMMENDED: Accept (Section 3.9 Agriculture).

Heritage

37. That it be pointed out and made clear that Section 2.9.8 Heritage is intended to be for the purpose of establishing guidelines for the preparation of the necessary implementing zoning bylaws.

    RECOMMENDED: Refer to Response to Recommendation 26.

Forest Management

38. That provision be made in The Proposed Plan in Section 2.9.9 Forest Management that approval for commercial cutting will not be unreasonably withheld where it can be shown that such cutting meets with the standards set by the Ministry of Natural Resources.

    RECOMMENDED: Accept (Section 3.8 Forest Management).

39. That Subsection 3 of Section 2.9.9 Forest Management be amended to read as follows:

    > All public authorities shall submit details of tree-cutting plans to the Ministry of Natural Resources for approval before entering into any agreement involving the cutting of trees.

    RECOMMENDED: Accept (Section 3.8 Forest Management).

40. That Subsection 6 of Section 2.9.9. Forest Management be deleted.

    RECOMMENDED: Accept.

Transportation and Utilities

41. That Section 2.9.10 "Transportation and Utilities" of The Proposed Plan be accepted as written.

    RECOMMENDED: Accept most modifications proposed by the Niagara Escarpment Commission in June 1983 (Section 3.15 Transportation and Utilities).

Recreation

42. That No. 4 of The Proposed Plan under 2.9.11 Recreation be deleted and replaced with a new No. 4, and that a No. 5 be added. Both to read as follows:

    4. Snowmobile and other motorized vehicle trails will not be permitted in the Escarpment Natural designation, Escarpment Recreation Areas or on the Escarpment slopes in Urban Centre Areas.

5. In the remaining designations, snowmobile and other motorized vehicle trails will be designed and located so as not to adversely affect adjoining private landowners and the environment. Deer wintering yards and other important ecological areas and nature reserve zones in parks shall be avoided.

RECOMMENDED: That modifications to 2.9.11 Recreation as proposed by the Niagara Escarpment Commission in June 1983 be accepted (Volume 2. Section 3.13 Recreation).

Escarpment Recreation Areas

43. That Section 2.9.12 Escarpment Recreation Areas of The Proposed Plan be accepted as written.

RECOMMENDED: Accept and include development objectives of Escarpment Recreation Areas as recommended by the Niagara Escarpment Commission in June 1983 (Section 2.7 Escarpment Recreation Areas. Development Objectives).

Mineral Resources

44. That Section 2.9.13 Mineral Resources of The Proposed Plan be accepted as written.

RECOMMENDED:

- Modifications proposed by the Niagara Escarpment Commission in June 1983 be accepted and that provision also be made for controls governing the development and rehabilitation of wayside pits and quarries in Escarpment Protection Areas. (Secton 3.10 Mineral Resources).

- Development criteria for areas of high potential mineral aggregate resources which conform with the Government's mineral aggregate resource planning policy be included in the Plan. (Section 3.11 High Potential Mineral Aggregate Resource Areas).

Implementation of Land Use Policies

45. That Section 2.10 Implementation of Land Use Policies of The Proposed Plan be removed from the Plan.

RECOMMENDED: Accept. The proposed implementation process is described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984.)

46. That Section 2.10.1 Relationship to Local Official Plans of The Proposed Plan be removed from the Plan.

RECOMMENDED: Accept. Refer to Recommendation 45 above.

47. That Section 2.10.2 Land Use Control — Implementation of The Proposed Plan be amended to conform with our recommendation that the Plan be implemented by local zoning bylaws.

RECOMMENDED: Provisions for Land Use Control — Implementation will be included in a separate document. Refer to Recommendation 45 above.

48. That Section 2.10.3 Amendments to the Niagara Escarpment Plan of The Proposed Plan be deleted.

RECOMMENDED: Accept. Amendments to the Plan are provided for in The Niagara Escarpment Planning and Development Act (1973), Section 12.

49. That Section 2.10.4 Review of the Niagara Escarpment Plan of The Proposed Plan be deleted.

RECOMMENDED: Accept. Review of the Plan is provided for in The Niagara Escarpment Planning and Development Act (1973), Section 17.

Escarpment Parks and Acquistion

50. That in Section 3.2 The Niagara Escarpment Parks System of The Proposed Plan the Niagara Parks Commission be recognized as one of the owners of land in the Niagara Escarpment Parks System.

RECOMMENDED: Accept (Part 4. The Niagara Escarpment Parks System).

51. That reference to the Ontario Parks Planning and Management Policies be deleted from Section 3.2.1 Objectives.

RECOMMENDED: Accept.

52. That Section 3.2.2 Organization be ammended as follows:

That the first sentence of this section be deleted.

That this section explain clearly that the Niagara Escarpment Parks System will consist of parks managed by 10 different agencies: eight conservation authorities, the Niagara Parks Commission, and the Ministry of Natural Resources, tied together by a common set of objectives and an overall set of policies and guidelines which are agreed to by all agencies involved.

That the administration of the Niagara Escarpment Parks System and the details of its set-up will be the subject of discussion between the Niagara Escarpment Commission, Ministry of Natural Resources, the Conservation Authorities, and the Niagara Parks Commission, prior to the preparation of the Final Plan.

RECOMMENDED: Accept (Part 4.1.3 Policies).

53. That Section 3.2.3 Park Classification of The Proposed Plan be deleted and replaced with a statement to the effect that a system of park classification will be established by consultation and agreement between all the public park authorities concerned.

RECOMMENDED: Park classification policies resulting from consultation with park management agencies be accepted. (Part 4.1.4 Park Classification Policy).

54. That the necessary revisions be made to Section 3.2.4 Guidelines for Park Master Plans in the light of recommendations for Sections 3.2; 3.2.1; 3.2.2 and 3.2.3.

RECOMMENDED: Accept (Parts 4.1.5 and 4.1.6).

55. That Section 3.2.4 be further amended as follows:

1. That Guideline No. 1 be deleted.

2. That Guideline No. 2 be deleted and replaced with:

Park Master plans should supersede land use designations of this Plan wherever a conflict appears.

3. That this section be amended to provide that approved existing master plans be accepted in the initial stages.

RECOMMENDED: Policies for parks resulting from consultation with park management agencies be accepted. (Part 4.1 The Niagara Escarpment Parks System).

56. That Section 3.3 The Bruce Trail of The Proposed Plan be accepted as written.

RECOMMENDED: Policies for the Bruce Trail as recommended by the Niagara Escarpment Commission in June 1983 be accepted. (Part 4.2 The Bruce Trail).

57. That Section 3.4 Future Acquisition of The Proposed Plan be amended to provide for a definite program for the timing of acquisition of those lands which will be designated in the Plan as finally approved and only after the affected owners have been so advised.

RECOMMENDED: Land acquisition policies are described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

58. That Section 3.5 Role of the Ministry of Natural Resources of The Proposed Plan be accepted as written.

RECOMMENDED: Accept (Section 4.1 The Niagara Escarpment Parks System).

59. That Section 3.6 Methods of Land acquisition of The Proposed Plan be deleted.

RECOMMENDED: Accept (Refer to Recommendation 51).

Plan Administration and Implementation

60. That Sections 4.1; 4.1.1; 4.1.2; 4.1.3; 4.1.4; 4.1.5; 4.1.6; 4.1.7; 4.1.8 and 4.1.9 of The Proposed Plan be deleted.

RECOMMENDED: Policies on the administration and implementation of the Niagara Escarpment Plan are described in the document titled Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

61. That the Niagara Escarpment Commission, if it so wishes, may include the balance of Part 4 (not dealt with in the immediately preceding recommendation) as an appendix to the plan.

RECOMMENDED: None. The recommendations of the Niagara Escarpment Commission are noted.

62. That Part 6 of The Proposed Plan (which we have heretofore recommended become Part 1) be amended by the deletion of the definition of a Viable Farm Unit.

RECOMMENDED: Accept (Section 1.3 Definitions).

63. That the ownership of Lake Gibson be reviewed before the Plan is finalized.

RECOMMENDED: None. The Commission's findings on this matter are noted.

PART 2

RECOMMENDATIONS ARISING FROM SUBMISSIONS BY MUNICIPALITIES AND INDIVIDUALS AT THE PHASE II HEARINGS

PART 2. RECOMMENDATIONS ARISING FROM MUNICIPAL AND INDIVIDUAL SUBMISSIONS AT THE PHASE II HEARINGS

Note to Reader

1. Each section in this Part is subdivided as follows:

   - General Submissions
   - Submissions by Municipalities
   - Submissions on Specific Matters

2. The numbers of the submissions in this Part are those established by the Hearing Officers in Niagara Escarpment Proposed Plan Hearing: Report of the Hearing Officers (January 1983), Volumes 3 and 4.

3. The use of "Hearing Officers" refers to specific recommendations by the Hearing Officers.

4. The use of "Proposed Plan" refers to The Proposed Plan for the Niagara Escarpment (November 1979).

5. References to the recommendations of the Niagara Escarpment Commission in June 1983 relate to information contained in the following documents:

   - Response to the Hearing Officers' Report on the Niagara Escarpment Proposed Plan (June 1983).
   - The Final Proposed Plan for the Niagara Escarpment (June 1983).

SECTION 1
REGIONAL MUNICIPALITY OF NIAGARA

SECTION 1: REGIONAL MUNICIPALITY OF NIAGARA

General Submissions

The following submissions in the Region of Niagara were in general support of The Proposed Plan:

Name	File No.	Submission No.	Page
Beamer	100-13	499	604
Rice	100-63	504	609
Phillips	100-85	506	611
Oliver	100-18	511	617
Niagara Falls Nature Club	100-68	517	624
Angle	100-92	520	628
Preece	100-82	521	629
MacKenzie	100-91	522	630
Griffith	100-125	525	634
Reed	100-81	530	640
Preservation of Agricultural Lands Soc.	100-71	532	642
Jackson	100-56	537	651
Bilbe	100-22	539	654
Niagara Bruce Trail Club	100-35	540	655
Lookout Point Golf & Country Club & the Concerned Citizens for the Fonthill Kame Moraine	100-30	542	658
Foundation for Aggregate Studies	100-72	543	659
Laughton	100-93	549	666
Peninsula Field Naturalists	100-87	550	667
Niagara Peninsula Conservation Authority	100-76	553	671
MacRae	100-123	567	689
Johnson	100-115	568	690
Hill	100-121	569	691
Mitchell	100-134	571	693
Rice	100-111	572	694
Morgan	100-112	573	695
D. Mathias	100-113	574	696
A. Mathias	100-114	575	697
Roland	100-105	576	698
Grant	100-110	577	699
Sharpe	100-106	578	700
Daley	100-107	579	701
Bissell	100-108	580	702
St. John's Valley Community	100-95	581	703
New England Slate Limited	100-119	583	705
Fishburn	100-104	584	706
Smith	100-102	585	707
Scholn	100-118	586	708
Morse	100-124	587	709
Harmes	100-101	588	710
Martin	100-98	589	711

Ontario Trial Riders' Assoc.	100-49	591	713
Tigne	100-99	592	714
Robinson	100-97	593	715
Johnson	100-117	597	719
Reese	100-100	598	720
Hamilton Naturalists' Club	100-53	600	722
Howey	100-88	601	723
Wessel	100-136	602	724
Lathrop	100-138	654	731
Knisley	100-139	655	732
Roberts	100-140	656	733
Hubbard	100-141	657	734

The following submissions in the Region of Niagara were opposed to The Proposed Plan:

Name	**File No.**	**Submission No.**	**Page**
Grandoni	100-73	559	680
Taylor	100-137	670	735

In the following submissions in the Region of Niagara requests were made for deletions from the Proposed Plan:

Name	**File No.**	**Submission No.**	**Page**
Chetwynd	100-1	496	600
Legros	100-17	505	610
Alexander	100-61	534	646
Martin	100-67	538	652
Gauld	100-42	547	663
Smith	100-29	551	668
Vidal	100-132	552	670
Blaney	100-130	560	681
Armbruster	100-131	561	682
Hambleton	100-126	562	683

RECOMMENDED: These lands remain in the area of the Plan:

Submissions by Municipalities

Name	**Submission No.**
Regional Municipality of Niagara	489
Town of Pelham	490
Town of Grimsby	491
Town of Lincoln	492
City of Thorold	493
Town of Niagara-on-the-Lake	494
City of Niagara Falls	495

AGENT: Corwin T. Cambray, Manager, Policy Planning

GROUP: Regional Municipality of Niagara

489.1 Delete area of Jordan Harbour north of Middle Road (Regional Road 77).

HEARING OFFICERS: Accept.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

489.2 Delete Lake Gibson and part of Lake Moodie.

HEARING OFFICERS. Accept.

RECOMMENDED: Areas designated Escarpment Protection in the vicinity of Lake Moodie be retained as recommended by the Niagara Escarpment Commission in June 1983.

489.3 a) Delete area of Escarpment Protection designation north of Regional Road No. 81 west of Kerman Ave. east of Casablanca Blvd.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

489.3 b) Delete area of Escarpment Protection designation south of Regional Road 81 in west portion of Town adjacent to Town of Stoney Creek boundary.

HEARING OFFICERS: Accept.

RECOMMENDED: This area be retained in the Plan.

489.4 All Urban Centre designations in Niagara be deleted.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted except for Submission No. 535.

489.5 That approved Urban Areas in the regional official plan not shown as Urban Centres be deleted.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted except for Submission No. 535.

489.6 That all Escarpment Rural Areas except those mentioned in Submission Nos. 11-13 below be deleted.

RECOMMENDED: The following Escarpment Rural Areas be deleted:

- City of Niagara Falls; North of Mountain Road, South of railway and East of Regional Highway 104.
- City of Niagara Falls; Part Lots 29, 31 and 32 South of Mountain Road.
- City of Thorold; Part of Lot 160, North of Highway 20.
- Town of Pelham; South Parts of Lots 160, 161, 162 and 163.
- Town of Pelham; Escarpment Rural and other designations to the south of Tice Road.

- Town of Pelham; Lot 11, Concession 5.
- Town of Lincoln; Escarpment Rural lands North of Regional Highway 77.
- Town of Lincoln; Part Lot 22 and Lot 23, Concession V.

489.7 That the Escarpment Natural designation be extended to include four specific sites.

RECOMMENDED: Accept.

489.8 That part of the Mineral Resource Area of Queenston Quarries (adjacent to Queenston Heights Park) be changed to Escarpment Natural.

HEARING OFFICERS: Concur.

RECOMMENDED: Accept.

489.9 That the Mineral Resource Area and Escarpment Protection Area south of Tice Road in the Town of Pelham be deleted.

HEARING OFFICERS: Delete south of Tice Road and adjacent Escarpment Rural.

RECOMMENDED: The area designated Mineral Resource, Escarpment Rural and Escarpment Protection south of Tice Road be deleted.

489.10 That consideration be given to recognizing the full extent of licensed areas.

RECOMMENDED: Outside of the Plan area.

489.11 That seven areas of Escarpment Rural adjacent to Escarpment Natural Areas designations be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

489.12 That two areas south of Cave Springs designated Escarpment Rural be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

489.13 That four sites designated Escarpment Rural be designated Escarpment Protection.

RECOMMENDED: These areas remain as Escarpment Rural.

FILE NO. 100-22 PAGE 587 SUBMISSION NO. 490

AGENT: E.C. Wagg, Deputy Clerk

GROUP: Town of Pelham

SUBMISSION: Concurs with Submission 489 (Region of Niagara) but wants Lot 11, Concession 5 deleted.

HEARING OFFICERS: Delete as requested.

RECOMMENDED: Accept.

FILE NO. 100-26 PAGE 588 SUBMISSION NO. 491

COUNSEL: Ronald Greenspan

GROUP: Town of Grimsby

491.1 Delete Escarpment Protection Area in west of town, south Regional Road 81 to toe of Escarpment, from western boundary of town to Woolverton Road.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.2 Delete Escarpment Protection designated area north of Regional Road 81 between Kerman Avenue and Casablanca Blvd.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: Accept.

491.3 Delete Urban designation of Town of Grimsby.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

491.4 Delete area included as Urban in regional official plan and designated Escarpment Protection in Niagara Escarpment Commission Proposed Plan.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

491.5 Delete area east of Park Road to Town of Lincoln boundary, south to toe of Escarpment.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.6 Delete area designated Escarpment Protection bounded by two Escarpment Faces.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.7 Delete area of Escarpment Protection west of Park Road partially up face of Escarpment, or re-designate to Escarpment Rural.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.8 Delete Escarpment Protection designated areas south of the Escarpment brow.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.9 Delete Escarpment Protection designated lands north of Ridge Road in Lot 6, Concession 2.

HEARING OFFICERS: Not be deleted.

RECOMMENDED: The subject area be retained in the Plan.

491.10 The subject area be retained in the Plan.

RECOMMENDED: Refer to submission 489.6 and to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-52 PAGE 592 SUBMISSION NO. 492

AGENT: Michael Duc, Clerk

GROUP: Town of Lincoln

492.1 Delete Rural Areas.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to Submission 489.

492.2 Delete Jordan Harbour.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983. Refer to Submission 489.

492.3 Correct Urban Areas as per Niagara Regional Policy Plan.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to Submission 489.

FILE NO. 100-3 PAGE 593 SUBMISSION NO. 493

AGENT: Helen Whyte, Planning Consultant

GROUP: City of Thorold

493.1 Delete Urban Centre lands west of Welland Canal south of St. David's Road.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

493.2 Delete industrial lands east of Welland Canal designated Escarpment Rural.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

493.3 Delete Lake Gibson and Lake Moodie areas.

RECOMMENDED: Areas designated Escarpment Protection in the vicinity of Lake Moodie be retained as recommended by the Niagara Escarpment Commission in June 1983. Refer to Submission 489.

FILE NO. 100-51 PAGE 595 SUBMISSION NO. 494

COUNSEL: John Crossingham

GROUP: Town of Niagara-on-the-Lake

494.1 Delete Escarpment Rural designation.

RECOMMENDED: Areas designated Escarpment Rural in the Town of Niagara-on-the-Lake be retained.

494.2 Redesignate Sand Plant Hill from Escarpment Protection to Escarpment Natural.

HEARING OFFICERS: Change to Escarpment Natural.

RECOMMENDED: Accept.

494.3 Redesignate the eastern edge of Queenston Quarries from Mineral Resource to Escarpment Natural.

RECOMMENDED: Accept.

494.4 Redesignate lands of Queenston Quarries south of Regional Road No. 81 from Mineral Resource to Escarpment Natural.

RECOMMENDED: This area remain designated Mineral Resource.

494.5 Redesignate lands north of Regional Road No. 81 along Lake Iroquois Shoreline from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain designated Escarpment Rural.

494.6 Redesignate lands in vicinity of St. David's Regional Road No. 81 — Tanbank Road to Warner Road — from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain Escarpment Rural.

494.7 Redesignate lands in vicinity of Village of Queenston from Escarpment Rural to Escarpment Protection.

RECOMMENDED: This area remain Escarpment Rural.

494.8 Include in the Plan, policies to prevent the creation of new waste disposal sites in quarries along the Escarpment.

RECOMMENDED: No recommendation. The subject of waste disposal sites is provided for in other Provincial legislation.

FILE NO. 100-55 PAGE 598 SUBMISSION NO. 495

AGENT: Douglas Darbyson, Senior Planner

GROUP: City of Niagara Falls

495.1 Delete area west of Regional Road No. 102, south of Highway 405, north of Mountain Road as in Urban Area Boundary.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

495.2 Delete area north of Mountain Road west of Fireman's Park, west of St. David's Sand and Gravel, south of railway.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

495.3 Delete Escarpment Rural designation south of Mountain Road.

HEARING OFFICERS: Delete.

RECOMMENDED: Areas designated Escarpment Rural and Mineral Resource, south of Mountain Road, be deleted as recommended by the Niagara Escarpment Commission in June 1983.

Submissions on Specific Matters

Name	Submission No.
Summers	497
Mouriopoulis	498
Pennachetti	500
Dmytrow	501
Costello	502
Ellis	503

Phillips	507
Costain Ltd.	508
Deanfield Farms	509
Niagara Peninsula Investments Ltd.	510
Fretz	512
Pratten	513
Chambers	514
Andreychuk	515
Saine	516
Merritt	518
Myers	519
Baran	523
O'Donoghue and Wrzesnewskyj	524
Eichmanis	526
Bigger	527
Doberstein	528
Property Owners Rights Association	529
Tomarin	531
Gibson	533
Brock University	535
Tolmie	536
St. Davids Sand & Gravel Ltd.	541
Grandoni	544
Jakymin, Stephen	545
Paolasini, Mr. & Mrs. A. and Paolasini, Toni	546
TCG Materials Ltd.	548
Niagara Region Chamber of Commerce	554
Biggar	555
Zmenak	556
Devesne	557
T. G. Bright & Co. Ltd.	558
Bartsch, M.	563
Hansler, B. & J.	564
Thompson, J.	565
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Steed and Evans Ltd.	603
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FILE NO. 100-6 PAGE 601 SUBMISSION NO. 497

OWNER: Mrs. Roy Summers

LAND: Part Lots 52, 53, 54, 55, 56, 76, 77, 78, 79, 100, 122 and 123
City of Thorold

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete.

RECOMMENDED: Accept.

FILE NO. 100-8 PAGE 602 SUBMISSION NO. 498

OWNER: Nick Mouriopoulis

LAND: Part Lot 19, Concession 2 and 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural, or Redesignate to Urban, or Delete, or Purchase.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 100-10 PAGE 605 SUBMISSION NO. 500

OWNER: John T. Pennachetti

LAND: 190 Woodside Drive
St. Catharines, Ontario
Part Lots 11 and 12, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Willing to enter into negotiations to sell lands.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

FILE NO. 100-75 PAGE 606 SUBMISSION NO. 501

OWNER: Stephen Dmytrow

LAND: Part Lot 12, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Acquisition

SUBMISSION: Owner willing to sell portion of his holding.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume I: Planning and Implementation Process (July 1984).

FILE NO. 100-16 PAGE 607 SUBMISSION NO. 502

OWNER: Harold E. Costello

LAND: Part Lot 14, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Allow four lots within Escarpment Natural portion of property south of Regional Road No. 81.

RECOMMENDED: Area of Escarpment Protection be deleted and the area designated Escarpment Natural be retained.

FILE NO. 100-45 PAGE 608 SUBMISSION NO. 503

OWNER: G. R. and Betty D. Ellis

LAND: Part Lot 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural and Protection

SUBMISSION: Requested clarification of boundary between designations.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-86 PAGE 612 SUBMISSION NO. 507

OWNER: Mrs. Jean Phillips

LAND: Lot 22, Broken Front
Town of Lincoln

SUBMISSION: Do not delete areas from the Proposed Plan.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-24 PAGE 613 SUBMISSION NO. 508

COUNSEL: J. D. Winberg

OWNER: Costain Limited

LAND: Part Lots 3 and 5
Town of Grimsby

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-60 PAGE 615 SUBMISSION NO. 509

COUNSEL: George Yates

OWNER: Deanfield Farms Limited

LAND: Lot 4, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-83 PAGE 616 SUBMISSION NO. 510

AGENT: J. Herbert Rutten, Secretary-Treasurer

OWNER: Niagara Peninsula Investments Limited

LAND: Part Lot 4, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate Escarpment Protection to Urban.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-36 PAGE 618 SUBMISSION NO. 512

OWNER: Jim Fretz

LAND: Part Lots 19 and 20, Concessions 1, 2, 3 BF
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Rural,
Escarpment Recreation

SUBMISSION: Delete Jordan Harbour Area from Plan.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-23 PAGE 619 SUBMISSION NO. 513

AGENT: Mrs. Marie Pratten

OWNER: Mr. Frank R. Pratten

LAND: Part Lot 12, Concession 6 and 7
Town of Pelham

PROPOSED PLAN: Property located outside Plan

SUBMISSION: Delete Short Hills from Plan.

RECOMMENDED: None.

FILE NO. 100-48 PAGE 620 SUBMISSION NO. 514

OWNER: A. Barbara Chambers

LAND: Part Lot 863, C. P. 6
St. Catharines

PROPOSED PLAN: Urban and Area of Direct Provincial Interest

SUBMISSION: Requests property be purchased.

RECOMMENDED: None.

FILE NO. 100-28 PAGE 621 SUBMISSION NO. 515

OWNER: Nick Andreychuk

LANDS: (a) Part Lot 23, Concession 3
Town of Lincoln
(b) Part Lot 6, Concession 2
Town of Grimsby

PROPOSED PLAN: (a) Escarpment Natural
(b) Escarpment Protection and Escarpment Natural

SUBMISSION:
(a) Acquire these lands.
(b) Redesignate Escarpment Protection Area to Specific Estate Residential.

RECOMMENDED:
(a) None.
(b) Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-21 PAGE 622 SUBMISSION NO. 516

OWNER: Dr. Joseph Saine

LAND: Part Lots A and B
East Gore
Town of Grimsby

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Request land be designated to allow development for subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-41 PAGE 625 SUBMISSION NO. 518

OWNER: Robert Merritt

LAND: Part Lot 10, Concession 2 and 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection, Escarpment Rural and Escarpment Natural

SUBMISSION: Delete the portion of property designated
Escarpment Protection and Escarpment Rural from the Plan.

HEARING OFFICERS: Delete rural areas adjacent to eastern boundary of the Town of Grimsby (Refer to Submission 489).

RECOMMENDED: Escarpment Rural on this property be deleted and areas designated Escarpment Protection and Escarpment Natural be retained in the Plan.

FILE NO. 100-25 PAGE 627 SUBMISSION 519

OWNER: Lloyd N. Myers

LAND: Part Lot 21, Concession 3
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request for clarification.

RECOMMENDED: None.

FILE NO. 100-84 PAGE 631 SUBMISSION NO. 523

OWNER: Margaret and Steven Baran

LAND: Part Lot 17 and 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural to allow subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-44 PAGE 632 SUBMISSION NO. 524

COUNSEL: Roger Elliott

OWNER: Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskji

LAND: Part Lot A
East Gore
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Urban or delete.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 100-78 PAGE 635 SUBMISSION NO. 526

OWNER: Eric Eichmanis

LAND: Part Lot 4, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request to build on property.

RECOMMENDED: None.

FILE NO. 100-77 **PAGE 636** **SUBMISSION NO. 527**

OWNER: Glen Bigger

LAND: Part Lot 15 and 16, Concession 5 and 6
Town of Lincoln

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Request for severance or delete from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-39 **PAGE 637** **SUBMISSION NO. 528**

OWNER: Albert J. Doberstein, Sr.

LAND: Lot 188, Plan M2
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Request for clarification.

RECOMMENDED: None.

FILE NO. 100-29 **PAGE 638** **SUBMISSION NO. 529**

AGENTS: Robert Merritt, Director and
James Vidal Jr., President

GROUP: Property Owners Rights Association

SUBMISSION:

1. Oppose Bruce Trail.
2. Give control authority to municipality.
3. Limit control to scarp face.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-40 PAGE 641 SUBMISSION NO. 531

OWNER: Harry P. Tomarin

LAND: Part Lot 22 and 23, Concession 10
City of St. Catharines

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Would like some estate development on this 150-acre property.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-32 PAGE 645 SUBMISSION NO. 533

OWNER: Dr. James A. Gibson

LAND: Part Lot 19 and 20, Concession 2
Town of Lincoln

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Keep area in Plan as designated.

RECOMMENDED: Areas designated Escarpment Natural to the north of Middle Road be retained as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-69 PAGE 648 SUBMISSION NO. 535

COUNSEL: Robert Wilson

GROUP: Brock University

PROPOSED PLAN: Urban Centre, Area of Direct Provincial Interest

SUBMISSION: Redesignate to Urban.

RECOMMENDED: Lands be retained as Escarpment Natural.

FILE NO. 100-38 PAGE 649 SUBMISSION NO. 536

COUNSEL: Donald R. Tolmie

OWNER: Mrs. Shirley Tolmie

LAND: Lot 1, Concession 5
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Allow estate residential uses in Escarpment Protection Areas.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-70 PAGE 656 SUBMISSION NO. 541

COUNSEL: D. M. Macfarlane

OWNER: St. Davids Sand and Gravel Limited

LAND: Part Lots 16, 17, 24 and 25
City of Niagara Falls

PROPOSED PLAN: Mineral Resource Area

SUBMISSION: Delete lands south of C.N.R. designated Mineral Resource.

RECOMMENDED: Areas designated Mineral Resource and Escarpment Rural, south of C.N.R. be deleted as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 100-74 PAGE 660 SUBMISSION NO. 544

OWNER: Miss Jean Grandoni

LAND: Part Lots 99, 104 and 117
City of Niagara Falls

SUBMISSION: Put more emphasis on agriculture.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-47 PAGE 661 SUBMISSION NO. 545

OWNER: Stephen Jakymin

LAND: Part Lots 18 and 19, Concession 3 and 4
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be free to operate farm without Niagara Escarpment Commission approval or be removed from Plan.

RECOMMENDED: None.

FILE NO. 100-46 PAGE 662 SUBMISSION NO. 546

OWNER: Mr. and Mrs. A. Paolasini and Toni Paolasini

LAND: Part Lots 22, Concession 3
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Allow rural plans of subdivision in Escarpment Protection.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-7 PAGE 664 SUBMISSION NO. 548

COUNSEL: Burton Kellock and A.M. Heisey

OWNER: TCG Materials Limited

LAND: Part Lot 6
Part of Closed Road Allowance Between 6 and 7
Town of Pelham

PROPOSED PLAN: Escarpment Rural and Mineral Resource

SUBMISSION: Delete.

RECOMMENDED: Accept.

FILE NO. 100-57 **PAGE 672** **SUBMISSION NO. 554**

AGENT: Keith Milne, Secretary

GROUP: Niagara Region Chamber of Commerce

SUBMISSION:
1. Limit area of control.
2. Compensate existing property owners.
3. Make final recommendations immediately.
4. Return control to local municipalities.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-59 **PAGE 673** **SUBMISSION NO. 555**

COUNSEL: D. M. Hummell

OWNER: Robert Biggar

LAND: Part Lot 2, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural to allow subdivision.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-33 **PAGE 675** **SUBMISSION NO. 556**

OWNER: Dr. Emil Zmenak

LAND: Part Lot 11, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Speed up acquisition process.

RECOMMENDED: None.

FILE NO. 100-79 PAGE 676 SUBMISSION NO. 557

AGENT: G. E. Barr, Planning Consultant

OWNER: B. Devesne

LAND: Part Lot 835, Corporation Plan No. 6
City of St. Catharines

PROPOSED PLAN: Area of Direct Provincial Interest

SUBMISSION: Redesignate to Urban.

HEARING OFFICERS: Designate property Urban Centre.

RECOMMENDED: Accept.

FILE NO. 100-80 PAGE 677 SUBMISSION NO. 558

COUNSEL: J. J. Broderick, Q.C.

OWNER: T. G. Bright & Co. Limited

LAND: Part Lot 6, 7, 13, 14, 27 and 28
City of Niagara Falls

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete all Escarpment Rural lands.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 100-31 PAGE 684 SUBMISSION NO. 563

COUNSEL: R. F. Miller

OWNER: Mrs. M. L. Bartsch

LAND: Part Lot 15, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete or change to Escarpment Rural.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-43 PAGE 686 SUBMISSION NO. 564

OWNERS: Blair W. Hansler and John A. Hansler

LAND: Part Lot 3, Concession 5
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be able to proceed with development or be removed from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-27 PAGE 687 SUBMISSION NO. 565

OWNER: J. B. Thompson

LAND: Part Lot 7, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Wants to be able to subdivide property or be removed from Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-128 PAGE 688 SUBMISSION NO. 566

AGENT: James D. Williams, President

OWNER: Kampco Recreation Limited

LAND: Part Lots 17 and 18, Concession 5
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Wants to be able to develop land in future. Wants to be removed from Proposed Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-96 PAGE 692 SUBMISSION NO. 570

OWNER: Neil Main

LAND: 1617 Effingham Street
Town of Pelham

PROPOSED PLAN: Escarpment Protection

SUBMISSION: General statement of support for Proposed Plan.

RECOMMENDED: None.

FILE NO. 100-103 PAGE 712 SUBMISSION NO. 590

OWNER: Mrs. Sandra J. Walker

LAND: 2226 Effingham Street
R.R. # 1
LAND: Ridgeville, Ontario

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Statement of general support for Proposed Plan, but felt there should be less restrictions on land severances for full-time farmers.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-65 PAGE 716 SUBMISSION NO. 594

OWNER: William and Rose Sametz

LAND: Part Lot 1, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Would like to develop lands for retirement community.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-9 PAGE 717 SUBMISSION NO. 595

AGENT: Robert Leverty

GROUP: Coalition on the Niagara Escarpment

SUBMISSION: The Coalition on the Niagara Escarpment referred to five major issues:

1. Jordan Harbour, Marsh and Twenty Mile Creek.
2. Lake Moodie-Lake Gibson Area.
3. Recommended deletions by the Regional Government.
4. Bruce Trail in the Regional Municipality of Niagara.
5. Short Hills and Kame Area.

RECOMMENDED: Refer to responses to Submission No. 489 and responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 100-133 PAGE 718 SUBMISSION NO. 596

OWNER: Randy Melnechuk

LAND: Part Lot 23, Concession 6
Town of Lincoln

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural.

RECOMMENDED: This area remain as Escarpment Protection.

FILE NO. 100-135 **PAGE 721** **SUBMISSION NO. 599**

OWNER: Val Csets

LAND: Part Lot 15, Concession 4
Town of Lincoln

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: Retain in Plan as designated.

FILE NO. 100-62 **PAGE 725** **SUBMISSION NO. 603**

COUNSEL: M. Paul Forestell, Q.C.

OWNER: Steed and Evans Ltd.

LAND: Part Lot 4 and 5, Concession 6
Town of Pelham

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Delete property.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: Retain in Plan as designated.

FILE NO. S 100-142 **PAGE 736** **SUBMISSION NO. 677**

OWNER: Alistair McKinlay

LAND: Part Lot 22, Concession 2
Town of Grimsby

PROPOSED PLAN: Escarpment Protection

SUBMISSION: May wish for future development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

SECTION 2
REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

SECTION 2. REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

General Submissions

The following submissions in the Regional Municipality of Hamilton-Wentworth were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Waterdown-East Flamborough Heritage Society	200-4	99	804
Roy E. Dunford	200-10	87	788
John Cooper	200-30	89	790
Iroquoia Bruce Trail Club	200-15	91	792

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors:

Name	File No.	Submission No.	Page
Ms. Monica Adams	200-39	107	812
David E. Diamond	200-6	108	813
S. T. Obranovich	200-31	114	819
Ms. Helen Desroches	200-7	115	820
Taro Properties Limited	200-24	116	821

HEARING OFFICERS: Recommended designation change to Urban Centre.

RECOMMENDED: Accept.

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors. The owners disagreed with the proposed change in designation:

Name	File No.	Submission No.	Page
Mr. & Mrs. Alan Hardy	200-35	110	815
Ms. Linda Gisbrenner	200-34	111	816
Ms. Mary Jane Fletcher	200-33	112	817
Mr. & Mrs. John Bunyon	200-32	113	818

HEARING OFFICERS: Recommended designation change for Urban Centre.

RECOMMENDED: Accept.

The following submissions in the Regional Municipality of Hamilton-Wentworth involved mapping errors where the Commission included lands within the Plan (City of Hamilton) by error. The Hearing Officers recommended deletion:

Name	**File No.**	**Submission No.**	**Page**
Ronald Pavlovich	200-4	106	811
Mrs. Nancy Wills and Mrs. Marguerite R. Wills	200-38	109	814
Mr. & Mrs. L. Dawns	200-36	103	808
Mr. & Mrs. John Gardiner	200-37	102	807

RECOMMENDED: Delete from area of the Plan.

Submissions by Municipalities

Name	**Submission No.**
Regional Municipality of Hamilton-Wentworth	78
Town of Stoney Creek	75
City of Hamilton	76
Town of Ancaster	82
Township of Flamborough	94

FILE NO. 200-5 PAGE 765 SUBMISSION NO. 78

AGENT: Douglas Lychak, Commissioner of Planning

GROUP: Regional Municipality of Hamilton-Wentworth

78.1 (a) Revise Sections 2.3 and 2.4 of the Proposed Plan to ensure that proposed severances conform with local and regional policies.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(b) Clarify permitted development in Winona.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(c) Clarify which areas of Waterdown are within the Area of Direct Provincial Interest designation.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part I of this volume.

(d) Substitute "municipal" for "local" in line 3 of Section 2.6.3 of the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(e) Clarify what happens when a municipality does not identify argricultural soils. Refer to Classes 1 and 2 only.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(f) Allow for sub-delegation to area municipalities.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(g) Ensure that this Plan will not prohibit the East-West, North-South Freeway.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(h) Remove islands between Parkway Belt and Escarpment Plans.

RECOMMENDED: The five-year review of the Parkway Belt West Plan takes this matter into consideration.

(i) Substitute Urban Centre designation for Escarpment Protection on lands south of Highway 5 and east of Highway 6.

HEARING OFFICERS: Change to Urban Centre.

RECOMMENDED: Accept.

(j) Recognize the Dundas Valley for acquisition.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(k) Provide flexible funding for acquisition.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning Process and Implementation (July 1984).

78.2 (a) Include statement in the Plan regarding lands granted by a developer.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(b) Use zoning bylaw and site planning provisions with Urban Centres.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(c) Amend Map 2 to conform to Exhibit B of the City of Hamilton's East Mountain Industrial Park.

RECOMMENDED: Accept. Refer to Submission 76.

(d) Reduce Escarpment Protection fronting on Highway 8 east of Fruitland Road.

RECOMMENDED: This area be retained as Escarpment Protection in the Plan.

(e) Redesignate urban lands in Stoney Creek and Dundas to Urban Group Two.

RECOMMENDED: Urban Centres as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

(f) Provide for 10 hectare minimum lot area in the Escarpment Protection designation.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(g) Use Ontario Municipal Board on appeals.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

(h) The Province of Ontario should be more active in heritage preservation.

RECOMMENDED: None.

(i) Delete Escarpment Rural Areas in the Township of Flamborough bounded by Highway 52 (west), Regional Road 39 (north), Inksetter Road (east), and Highway 99 (south) from the Plan.

HEARING OFFICERS: Delete.

RECOMMENDED: Areas designated Escarpment Rural adjacent to Inksetter Road be retained as rocommended by the Niagara Escarpment Commission in June 1983.

(j) Redesignate land bounded by Old Ancaster Road, Montgomery Drive, and Wilson Street in the Town of Ancaster from Escarpment Protection Area to Urban Centre.

HEARING OFFICERS: Change designation from Escarpment Protection to Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-13 PAGE 751 SUBMISSION NO. 75

AGENT: Ronald Marini, Director of Planning

GROUP: Town of Stoney Creek

75.1 Area within the Plan is too large.

RECOMMENDED: None.

75.2 Change Urban Group classification.

RECOMMENDED: In the matter of Urban Centres, refer to general responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-9 PAGE 753 SUBMISSION NO.76

AGENT: V. J. Abraham, Director of Local Planning, Regional Municipality of Hamilton-Wentworth

GROUP: City of Hamilton

76.1 Amend the Plan to provide for the East Mountain Industrial Area.

HEARING OFFICERS: Delete.

RECOMMENDED: Accept.

76.2 Provide the City of Hamilton with the authority to administer development control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-28 PAGE 776 SUBMISSION NO. 82

AGENT: Peter Tollefsen, Town Planner

GROUP: Town of Ancaster

82.1 The Escarpment Natural Area boundary adjacent to Terrace Park Drive, Beverly Court and Blair Lane be adiusted to reflect ravine and table lands more accurately.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.2 Designate Clearview Estates Annex Subdivision as Urban Centre.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.3 Redesignate lands of Sister Servants of Mary Immaculate from Area of Direct Provincial Interest to Urban Area.

HEARING OFFICERS: Accept.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

82.4 Redesignate lands dealt with by Amendment 149 from Escarpment Protection to Urban Centre.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

82.7 (c) Redesignate lands south of Ancaster Heights from Area of Direct Provincial Interest to Urban Area.

HEARING OFFICERS: Accept.

RECOMMENDED: The recommendation of the Niagara Escarpment Commission in June 1983 be accepted. Due to the scale of the map, a final land use on this site will be subject to discussion between the implementing authority and the developer when an application to create lots is submitted.

FILE NO. 200-21 PAGE 797 SUBMISSION NO. 94

AGENT: Dr. Stephen Drotos, Planning Director

GROUP: Township of Flamborough

94.1 Delete lands west of the Canadian Pacific Railway line in the vicinity of Carlisle.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

94.2 Using zoning within the former village of Waterdown.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

Submissions on Specific Matters

Name	**Submission No.**
Hamilton Region Conservation Authority	77
Weatheridge Group Ltd.	79
J.B. Puddicombe and Son Ltd.	80

Clock Investments Ltd.	81
Martin, Kenneth	83
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Royal Botanical Gardens	86
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Dundana Homes Ltd.	675

FILE NO. 200-2 PAGE 755 SUBMISSION NO. 77

AGENT: B.W. Vanderbrug, General Manager

GROUP: Hamilton Region Conservation Authority

SUBMISSION:
Comments and recommendations on:
a) Conservation areas;
b) Other public lands;
c) Private lands; and
d) Property boundary corrections.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-19 PAGE 772 SUBMISSION NO. 79

AGENT: G.A. Hodgins, President

GROUP: Weatheridge Group Ltd. (Marketplan Division)

LAND: Part Lots 1 and 2, Concession 1
Township of Flamborough

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Change some lands designated Escarpment Protection to Escarpment Rural.

RECOMMENDED: Retain designations as indicated in the Proposed Plan (1979).

FILE NO. 200-20 PAGE 774 SUBMISSION NO. 80

AGENT: J.L.H. Puddicombe

OWNER: J.B. Puddicombe & Son Limited

LAND: Lot 1, Concession 2 and 3
Town of Stoney Creek

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Reduce the area of the Plan to the base and top of the Escarpment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-14 PAGE 775 SUBMISSION NO. 81

AGENT: David L. Matthews, Planner

OWNER: Clock Investments Limited

LAND: Part Lot 21, Concession 4
Town of Stoney Creek

PROPOSED PLAN: Escarpment Rural and Escarpment Protection

SUBMISSION: Delete

HEARING OFFICERS: Delete Escarpment Rural from the Plan.

RECOMMENDED: The area designated Escarpment Rural on the subject lands together with Rural lands immediately to the south be deleted as recommended.

FILE NO. 200-8 PAGE 780 SUBMISSION NO. 83

AGENT: Donald May, Planner

OWNER: Kenneth E. Martin

LAND: Part Lots 48 and 49, Concession 2
Town of Ancaster

PROPOSED PLAN: Urban Centre: Area of Direct Provincial Interest and Urban Area

SUBMISSION:
1. Redesignate lands surrounding the existing homes and lands to the west to Urban Area.
2. Redesignate lands south of Ancaster Heights Subdivision to Urban Area.

RECOMMENDED: The recommendation of the Niagara Escarpment Commission in June 1983 be accepted. Due to the scale of the map, a final land use on this site will be subject to discussion between the implementing authority and the developer when an applicaton to create lots is submitted.

FILE NO. 200-16 PAGE 782 SUBMISSION NO. 84

AGENT: Donald F. May, Planner

GROUP: Fenwood Developments Limited

LAND: Part Lots 48 and 49, Concession 2
Town of Ancaster

PROPOSED PLAN: Urban Centre: Area of Direct Provincial Interest and Urban Area

SUBMISSION: Redesignate certain lands from Area of Direct Provincial Interest to Urban Area.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 200-29 PAGE 784 SUBMISSION NO. 85

AGENT: Donald May, Planner

OWNER: Dr. Frederick J. Wright

LAND: 540 Wilson Street East
Town of Ancaster

PROPOSED PLAN: Urban Centre and Area of Direct Provincial Interest

SUBMISSION: Adjust the Plan's policies or designations to enable the creation of lots.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 200-18 PAGE 786 SUBMISSION NO. 86

AGENT: Dr. Leslie Laking, Director and Secretary of the Board

OWNER: Royal Botanical Gardens

SUBMISSION:

1. Include all of the Escarpment and adjacent lands in Hamilton-Wentworth in the Plan.
2. The Niagara Escarpment Commission should retain control of lands on both sides of Rock Chapel Road in Lots 18, 19 and 20 in Concession 2, (Township of Flamborough), and on both sides of Borer's Creek.
3. The Royal Botanical Gardens is concerned about deteriorating water quality in streams flowing into Cootes Paradise.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-17 PAGE 789 SUBMISSION NO. 88

AGENT: John Z. Sepejak, Planning Consultant

OWNER: Victor L. Dukeshire

LAND: Part Lot 34
Township of Flamborough

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Amend the designations to permit estate residential development

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-12 PAGE 791 SUBMISSION NO. 90

OWNER: G.E. Mitchell

LAND: Part Lot 50, Concession 2
Town of Ancaster

PROPOSED PLAN: Escarpment Protection and Urban Centre, Area of Direct Provincial Interest

SUBMISSION: Allow for subdivision of the lot into four parcels.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and to recommendations on Submission 82.

FILE NO. 200-22 PAGE 794 SUBMISSION NO. 92

COUNSEL: J.P. Rocchi

GROUP: Glendale Golf and Country Club Limited

PROPOSED PLAN: Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Reinstate the potential for future urban development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-23 PAGE 796 SUBMISSION NO. 93

OWNER: Donald E. Tidey

LAND: Part Lot 4, Concession 1
Township of Flamborough

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 200-25 PAGE 799 SUBMISSION NO. 95

OWNER: Dr. Catharine Beattie

SUBMISSION: 1. There is inadequate enforcement of existing regulations. 2. Regulations are too limited. 3. Development appeal procedures are inadequate and biased in favour of the user.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 200-3 PAGE 800 SUBMISSION NO. 96

AGENT: Mrs. Stephanie Kindt

GROUP: Ontario Trail Riders Association

SUBMISSION: Include in the Proposed Plan a continuous route for horseback riding.

RECOMMENDED: None.

FILE NO. 200-26 PAGE 801 SUBMISSION NO. 97

OWNER: Andrew Bodnar and Alan Daly

LAND: Part Lot 1, Concession 6
Township of Flamborough

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Rural.

RECOMMENDED: Area remain as Escarpment Protection

FILE NO. 200-27 PAGE 802 SUBMISSION NO. 98

OWNER: Frank J. Martin

LAND: Part Lot 5, Concession 2 and 3
Town of Stoney Creek

PROPOSED PLAN: Escarpment Protection, Escarpment Natural and Minor Urban Centre

SUBMISSION: Redesignate for urban development.

RECOMMENDED: Land Uses as recommended by the Niagara Escarpment Commission be accepted.

FILE NO. 200-11 PAGE 805 SUBMISSION NO. 100

OWNER: Alan H. Townsley

LAND: Part Lot 4, Concession 8
Township of Flamborough

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of Plan.

RECOMMENDED: Accept.

FILE NO. 200-1 PAGE 806 SUBMISSION NO. 101

COUNSEL: Richard R. Arblaster

OWNER: Allarco Developments Limited.

LAND: Part Lots 53 and 54, Concession 2
Town of Ancaster

PROPOSED PLAN: Mapping error. Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Redesignate certain lands to Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-42 PAGE 809 SUBMISSION NO. 104

OWNER: Donna Sprentz

LAND: 490 Old Dundas Road
Ancaster, Ontario

PROPOSED PLAN: Mapping error. Escarpment Protection Area should be changed to Urban Centre, Area of Direct Provincial Interest.

SUBMISSION: Owner opposes change in designation proposed.

HEARING OFFICERS: Designate as Urban Centre.

RECOMMENDED: Accept.

FILE NO. 200-41 PAGE 810 SUBMISSION NO. 105

OWNER: Mrs. Elizabeth Di Gregorio

LAND: Lot 46, Concession 2
Town of Ancaster

PROPOSED PLAN: Mapping error. Escarpment Protection Area should be changed to Urban Centre.

SUBMISSION: Owner requests removal of property from the Proposed Plan.

RECOMMENDED: Designate as Urban Centre.

FILE NO. S 200-47 PAGE 823 SUBMISSION NO. 605

OWNER: R. T. Sherwin

LAND: Part Lots 23 and 24, Concession 2
Part Lot 23, Concession 3
Township of Flamborough

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete lands from Plan.

HEARING OFFICERS: Delete.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 200-48 PAGE 824 SUBMISSION NO. 606

OWNER: Celeste Iacobelli

LAND: Part Lot 10, Concession 1
Township of Flamborough

PROPOSED PLAN: Minor Urban Centre

SUBMISSION: Difficulty resolved because the lands are in the Minor Urban Centre designation.

RECOMMENDED: None.

FILE NO. S 200-46 PAGE 826 SUBMISSION NO. 675

OWNER: Dundana Homes Limited

LAND: Rorke Hills Subdivision
Town of Dundas

PROPOSED PLAN: Escarpment Natural and Urban Centre: Outer Area

SUBMISSION: Designate the property as Urban Centre.

HEARING OFFICERS: Designate Urban Centre.

RECOMMENDED: Accept.

SECTION 3
REGIONAL MUNICIPALITY OF HALTON

SECTION 3. REGIONAL MUNICIPALITY OF HALTON

General Submissions

The following submissions in the Region of Halton were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Charles Cecile	300-54	331	854
Miss Catherine Whaley	300-18	333	857
Mrs. Janet Watkins	300-15	334	858
David Greenfield	300-20	335	859
Ontario Trail Riders Assoc.	300-43	338	862
Halton Field Naturalists	300-7	339	863
John E. Mitchell	300-37	343	868
L.R.L. Symmes	300-48	344	869
Ontario Rock Climbing Assoc.	300-39	352	879
J.P. Charlebois	300-36	356	883
Roman Bandi	300-57	358	891
885 Club of Canada	300-10	362	891
Foundation for Aggregate Studies	300-55	363	892
Ad Hoc Committee of Burlington Citizens	300-59	365	894
Toronto Bruce Trail Club	S300-29	666	967

The following submissions in the Region of Halton were made by individual members of the Speyside Ratepayers' Association:

Name	File No.	Submission No.	Page
Ken Bilton	S300-71	610	915
Majorie Bilton	S300-72	611	916
Martin J. McDonell	S300-76	612	917
Frances M. McDonell	S300-73	613	918
Jean Falls	S300-60	614	919
Jack D. Pemberton	S300-68	615	920
Mrs. J. Reed	S300-69	616	921
Earle Harrison	S300-77	617	922
Deborah Boycott	S300-78	618	923
Mr. and Mrs. R.C. McKeehen	S300-79	619	924
Carlo T. Toccalino	S300-117	620	925
Carlo F. Toccalino	S300-117	621	926
Louis Toccalino	S300-118	622	927
Michael Toccalino	S300-119	623	928
Jeanette Toccalino	S300-123	624	929
Stako Barac	S300-80	625	930
Mirka Barac	S300-80	626	931
Mr. & Mrs. Barry Spaldin	S300-82	627	932
Mrs. Barbara Van Sickle	S300-84	628	933
Fred Van Sickle	S300-85	629	934
Douglas J.T. Falls	S300-87	630	935
Kenneth Wood	S300-88	631	936
Janet Wood	S300-89	632	937

Mrs. Gloria Walton	S300-90	633	938
Andrew Walton	S300-91	634	939
Mrs. Barbara Walton	S300-92	635	940
David Walton	S300-93	636	941
James B. Kenzie	S300-94	637	942
J.A. Swan	S300-95	638	943
Lois M. Swan	S300-96	639	944
A.J. Toccalino	S300-97	640	945
Guido De Rycke	S300-98	641	946
Mrs. Marianne Bronder	S300-100	642	947
Mrs. Kearen Toccalino	S300-99	643	948
Mrs. V. Chornook	S300-101	644	949
Mrs. Pamela Sheldon	S300-104	645	950
Mr. and Mrs. D.W. Fairles	S300-105	646	951
Steve Mokrytzki	S300-106	647	952
Boris Mokrytzki	S300-107	648	953
Mrs. Vera V. Mokrytzki	S300-108	649	954
Mrs. Laura Bayly	S300-109	650	955
Mr. & Mrs. Phil Diamond	S300-110	651	956
Mr. & Mrs. L. Bigsuitti	S300-126	652	957
Derek Smith	S300-112	658	959
Pam Smith	S300-111	659	960
Dr. & Mrs. Dennis Medland	S300-113	660	961
John Devries	S300-114	661	962
Mrs. Mildred Devries	S300-115	662	963
Laurie E. Reed	S300-121	663	964
W.B. Elsley	S300-125	664	965
David Casson	S300-26	665	966

RECOMMENDED: Refer to Submission 368 (Standard Industries Ltd.).

In the following submission in the Region of Halton requests were made for deletions from the Proposed Plan:

Name	**File No.**	**Submission No.**	**Page**
Mr. & Mrs. James O'Reilly	300-5	340	864
Harold Hurren	300-14	341	865
William F. Penson	300-25	348	874

RECOMMENDED: These lands remain in the area of the Plan.

Submissions by Municipalities

Name	**Submission No.**
Regional Municipality of Halton	326
City of Burlington	327
Town of Halton Hills	328
Town of Milton	372

FILE NO. 300-11 PAGE 843 SUBMISSION NO. 326

COUNSEL: Kenneth Anderson and Robert Christie

GROUP: Regional Municipality of Halton

SUBMISSION: Recommends that criteria for Escarpment Natural Areas in the Proposed Plan be more extensive and that Halton's Environmentally Sensitive Areas be included. Boundaries of Escarpment Natural lands be extended to include all Environmentally Sensitive Areas.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-16 PAGE 845 SUBMISSION NO. 327

COUNSEL: Gordon Grechulk

GROUP: City of Burlington

327.1 Recommends the Escarpment Natural Areas designated replace the Escarpment Rural Areas designated along Limestone Creek.

RECOMMENDED: Escarpment Natural along Limestone Creek as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

327.2 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection and Escarpment Rural designations along Bronte Creek and along the valley lands west of Cedar Springs Road.

RECOMMENDED: This area remain Escarpment Protection and Escarpment Rural.

327.3 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection Areas designation from Guelph Line to Cedar Springs Road.

RECOMMENDED: Undisturbed Escarpment slopes through this area be designated Escarpment Natural Areas as recommended by the Niagara Escarpment Commission in June 1983.

327.4 Recommends the Escarpment Natural Areas designation replace the Escarpment Protection Areas designation around Mount Nemo.

RECOMMENDED: This area remain Escarpment Protection.

327.5 Recommends that since one of the priorities of this Plan is the protection of the Escarpment ridge itself, this ridge should then be identified on the final Niagara Escarpment Plan maps.

RECOMMENDED: None.

327.6 Recommends the Escarpment Protection Areas designation replace the Escarpment Rural Areas designation west of Cedar Springs Road.

RECOMMENDED: This area remain Escarpment Rural.

327.7 Recommends the Escarpment Rural Areas designation replace the Escarpment Protection Areas designation along Britannia Road.

RECOMMENDED: This area remain Escarpment Protection.

327.8 Recommends the Escarpment Rural Areas designation replace the Escarpment Protection Areas designation along and near Blind Line.

RECOMMENDED: This area remain Escarpment Protection.

327.9 Recommends that the Escarpment Protection Areas boundary be moved eastward from Mount Nemo Crescent and be replaced by the Escarpment Rural Areas designation.

RECOMMENDED: Land use designations in the Mount Nemo Crescent area as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

327.10 Recommends that the Escarpment Protection Areas designation be replaced by an Escarpment Rural Areas designation near the Village of Kilbride.

RECOMMENDED: This area remain Escarpment Protection.

327.11 The designation Minor Urban Centre at Alfred Harris Gardens be deleted.

HEARING OFFICERS: Accept.

RECOMMENDED: Accept.

327.12 Acquire and preserve Escarpment slopes in the Mount Nemo area.

RECOMMENDED: None.

FILE NO. 300-31 PAGE 849 SUBMISSION NO. 328

COUNSEL: Thomas Anderson

GROUP: Town of Halton Hills

328.1 Request that wayside pits not be permitted in the designations proposed. In addition, that an asphalt plant should not be an accessory use where it would affect the natural environment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

328.2 Proposals on Plan Implementation.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

328.3 Designations in the Proposed Plan with respect to Standard Industries site.

RECOMMENDED: Refer to Submission 368.

FILE NO. 300-35 PAGE 910 SUBMISSION NO. 372

AGENT: R.J.L. Zsadanyi, Planning Director

GROUP: Town of Milton

SUBMISSION:
Two areas of concern:

1. The town's ability to be involved in the review and control of pit and quarry operations in those areas designated "Mineral Resource".
2. The non-inclusion of the Proposed Plan of a small parcel of land in Part Lot 10, Concession 1, formerly in the Township of Oakville.

RECOMMENDED: None.

Submissions on Specific Matters

Name	**Submission No.**
Credit Valley Conservation Authority	329
Towsley-Ward Investments Inc.	330
Cedar Springs Community Club	332
United Ceramics Limited	336
Zohoruk, Harry	337
Samuel Roy Enterprises	342
Hewitt, Clarence	345
Book, George	346
Chisholm, J.	347
Focus Development Ltd.	349
Islington Investments Ltd.	350
R.D.B. Building Products Limited (Milton Brick)	351
Biason, Mary	353
Jurss, Alfred	354
Federation of Ontario Naturalists	355
Goldfan Holdings Limited	357
Vaughan, J. Bryan and Vaughan, Dorothy T.	359
Aiken, John	360

Dodokin, Gail	361
Coalition on the Niagara Escarpment	364
Prucyk, Mr. & Mrs. J.	366
Dufferin Aggregates	367
Standard Industries Ltd.	368
Halton Region Conservation Authority	369
J.C. Duff Limited	370
Amos C. Martin Limited	371
Mohawk Quarries Limited	608
Speyside Area Ratepayers' Association	609
Rice and McHarg Limited	653
McFee, A.	667
Toronto Field Naturalists	668
Foster, T.C.	669
Verrico, Capibianco and Casala	671
Di Pasquale, Zaratto and Papais	672
Loach, Gerald and Lean, R.	673
Esson, Charles and Middlebrook, Neil	674
Shepherd, Ronald and Jeanne	676

FILE No. 300-21 PAGE 851 SUBMISSION NO. 329

AGENT: Rose Menyes, Senior Conservation Planner

GROUP: Credit Valley Conservation Authority

329.1 This submission made the following recommendations in connection with park names:
No. 76 Terra Cotta South — change to Terra Cotta Conservation Area.
No. 77 Silver Creek — change to Silver Creek Conservation Area.
No. 78 Limehouse — change to Limehouse Conservation Area.

329.2 The Proposed Plan include reference in several sections that Conservation Authority approval is also required. The following sections are referred to in this regard:
2.9.1, No. 4, Existing Uses.
2.9.4, No. 1, New Development Adjacent to Streams, Lakes and Wetlands.
2.9.4, No. 3, New Development Adjacent to Streams, Lakes and Wetlands.
2.9.5, Numbers 1 to 7, New Development Adjacent to Ravines.

329.3 2.9.5, Definition of "Ravine" should be included in the Plan.
2.9.6, No. 3, All slopes should be included and not just those in excess of 25 per cent.
2.9.9, Issue of enforcement should be addressed.
2.9.11, No. 3, The term "carrying capacity" should be properly defined or deleted.
2.9.13, Consideration should be given to including an overlay with designations for Mineral Areas expected to be depleted and/or rehabilitated within the term of the Proposed Plan.

329.4 Consideration be given to re-evaluating the "Future Acquisition" section of the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 300-12 PAGE 853 SUBMISSION NO. 330

AGENT: Alan H. Towsley

OWNER: Towsley-Ward Investments Inc.

LAND: Part Lot 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate lands from Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designation remain Escarpment Protection. Refer to responses to the general recommendations of the Hearing Officers.

FILE NO. 300-8 PAGE 855 SUBMISSION NO. 332

COUNSEL: David R. Lee, Q.C.

OWNER: Cedar Springs Community Club

LAND: Part Lot 7, Concession 1 N.S.
Part Lots 6, 7 and 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Request that the designation be changed to Escarpment Recreation to allow provision for the development of new cottages.

RECOMMENDED: Designations remain Escarpment Natural and Escarpment Protection.

FILE NO. 300-28 PAGE 860 SUBMISSION NO. 336

COUNSEL: Philip L. Sanford

OWNER: United Ceramics Limited

LAND: Part Lot 14 and 15, Concession 1 N.S.
Town of Milton

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from Plan area or amend Proposed Plan to recognize lands as Mineral Resource Area.

RECOMMENDED: Retain as Escarpment Rural.

FILE NO. 300-13 PAGE 861 SUBMISSION No. 337

OWNER: Harry W. Zohoruk

LAND: 4001 Guelph Line
City of Burlington

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Concerned about severance policies in the Proposed Plan. Recommended that where the scarp severs a piece of land into two parts that a policy be established that such a parcel could be divided in conformity with the New Lots Policy.

RECOMMENDED: Refer to the general recommendations of the Hearing Officers in Part 1 of this volume and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 300-56 PAGE 866 SUBMISSION NO. 342

AGENT: Donald May and Associates Limited

OWNER: Samuel Roy Enterprises

LAND: 42 acres West of Twiss Road between Sideroad 8 and Kilbride Street.
8 acres in Lowville — west of Guelph Line and south of Sideroad 8
City of Burlington

PROPOSED PLAN: Escarpment Rural

SUBMISSION:

Requested that:

a) The settlement boundaries approved in Official Plan Amendment 81 to the Burlington Planning Area Official Plan be the settlement boundaries for Kilbride and Lowville.
b) Delete the term "Secondary Plan" from the Proposed Plan.
c) Delete the ability for the list of Minor Urban Centres to be changed without amendment to the Proposed Plan.

d) Approval of the Niagara Escarpment Plan will require the Region and local official plan to be brought into conformity.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-40 PAGE 870 SUBMISSION NO. 345

COUNSEL: W. Gall

OWNER: Clarence Hewitt

LAND: Part Lot 8, Concession 2 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Protection and Escarpment Natural

SUBMISSION: Requested that the upper tableland portion of the holding be designated Escarpment Rural to permit an open-plan-type rural estate subdivision.

RECOMMENDED: Designations remain Escarpment Protection and Escarpment Natural.

FILE NO. 300-49 PAGE 872 SUBMISSION NO. 346

OWNER: George Book

LAND: E 1/2 Lot 20, Concession 4
Town of Halton Hills

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change in designation from Escarpment Protection to Escarpment Rural.

RECOMMENDED: This area remain designated Escarpment Protection.

FILE NO. 300-51 PAGE 873 SUBMISSION NO. 347

OWNER: J. L. Chisholm

LAND: Part Lot 5, Concession 6
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested a redesignation from Escarpment Protection to Escarpment Rural.

RECOMMENDED: The area remain designated Escarpment Protection.

FILE NO. 300-44 PAGE 875 SUBMISSION NO. 349

COUNSEL: Peter McWilliams, President

OWNER: Focus Development Ltd.

LAND: Lot 11, Concession 1 New Survey
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Delete because land is more than one mile from the Niagara Escarpment.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. 300-19 PAGE 876 SUBMISSION NO. 350

COUNSEL: Brian Corbett

OWNER: Islington Investments Limited

LAND: Part Lot 13, Concession 7, N.S.
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested that the Proposed Plan be amended to permit the development of up to eight estate residential lots on the subject property.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 300-52 PAGE 878 SUBMISSION NO. 351

COUNSEL: Richard Day

OWNER: R.D.B. Building Products Ltd.
(Milton Brick)

LAND: Lot 1, Concession 1 N.S.
Town of Milton

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested that the Mineral Resource Area designation be expanded to include the area adjacent to the existing plant.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-53 PAGE 880 SUBMISSION NO. 353

AGENT: Hamish Harrison

OWNER: Mrs. Mary Biason

LAND: Lot 10, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Request to be removed from the Proposed Plan because it is flat farmland approximately one mile from the base of the Escarpment slopes.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: Accept.

FILE NO. 300-42 PAGE 881 SUBMISSION NO. 354

OWNER: Alfred Jurss

LAND: West 1/2 Lot 2, Concession 3 N.S.
City of Burlington

PROPOSED PLAN: Escarpment Rural.

SUBJECT: Concern was expressed development would not be permitted by the Proposed Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-22 PAGE 882 SUBMISSION NO. 355

AGENT: Stewart G. Hilts

GROUP: Federation of Ontario Naturalists

SUBMISSION:

1. Aggregate extraction should be called an interim use, and where such designations appear there should also be a designated future use.
2. "Essential transportation and utility facilities" should be deleted as a permitted use in the Escarpment Natural Areas.
3. More funds should be provided for public acquisition of lands.
4. More areas should be designated for acquisition of lands.
5. Niagara Escarpment Commission should take an active role in other areas not included in the Proposed Plan.
6. Private landowners are the best custodians of land in its natural state.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-41 PAGE 884 SUBMISSION NO. 357

AGENT: Miss Lucy Stocco, Development Manager

OWNER: Goldfan Holdings Limited

LAND: West 1/2 Lots 25 and 26, Concession 4
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: The submission was made primarily to ascertain the location of the line separating the Escarpment Natural and Escarpment Rural designations in the Proposed Plan on the subject property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-34 PAGE 886 SUBMISSION NO. 359

COUNSEL: John R. Willms

OWNER: J. Bryan Vaughan & Dorothy Truax Vaughan

LAND: West Part Lots 28 and 29, Concession 11
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Change the portion designated Escarpment Protection to Escarpment Rural to permit the development of estate lots.

RECOMMENDED: Designations as recommended [illegible] Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 300-61 PAGE 888 SUBMISSION NO. 360

COUNSEL: John R. Willms

OWNER: John H. Aiken

LAND: West 1/2 Lot 28, Concession 11
Town of Halton Hills

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change the Escarpment Protection designation to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 300-1 PAGE 890 SUBMISSION NO. 361

COUNSEL: Ronald R. Dodokin

OWNER: Mrs. Gail S. Dodokin

LAND: Part Lot 30, Concession 10
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Request that the subject lands be removed from the Proposed Plan.

RECOMMENDED: The subject land be retained in the Plan.

FILE NO. 300-3 PAGE 893 SUBMISSION NO. 364

AGENT: Robert Leverty

GROUP: Coalition on the Niagara Escarpment (C.O.N.E.)

This submission made the following comments and recommendations:

1. Supports the submission of the Regional Municipality of Halton.
2. Criterion 3 for Escarpment Natural Areas be amended to include regionally important nature areas.
3. In cases where part of an Environmentally Sensitive Area exists and which the Proposed Plan does not designate as Escarpment Natural, that the designation be changed to Escarpment Natural.
4. New aggregate extraction licences be restricted in Escarpment Natural and Escarpment Protection Areas.
5. Asphalt plants not be a permitted use in the Mineral Resource designation.

RECOMMENDED: Refer to responses to Submission 326 and to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 300-2 PAGE 895 SUBMISSION NO. 366

COUNSEL: Stanley Udell

OWNER: Mr. & Mrs. Joseph Prucyk

LAND: Part West 1/2 Lot 24, Concession 7
Part West 1/2 Lot 23, Concession 7
Part West 1/2 Lot 24, Concession 8
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Request that the subject lands be redesignated Escarpment Recreation Area in order that their plans to construct a lodge and establish intensive indoor and outdoor recreational facilities may be realized.

RECOMMENDED: These areas remain Escarpment Natural and Escarpment Protection.

FILE NO. 300-30 PAGE 897 SUBMISSION NO. 367

COUNSEL: Robert W. Cosman and Deborah K. Bruce

OWNER: Dufferin Aggregates
(Division of Dufferin Materials and Construction Ltd.)

LAND: Lots 7-12, Concession 7 (former Twp. of Nassagawega)
Part of Lots 8 - 10, Concession 1 (former Township of Esquesing)

SUBMISSION: This submission was in support of the Mineral Resource designation of the subject lands in the Proposed Plan.

RECOMMENDED: None.

FILE NO. 300-17 PAGE 899 SUBMISSION NO. 368

COUNSEL: Burton H. Kellock, Q.C.

OWNER: Standard Industries Ltd.

LAND: Part Lots 11, 12, 13, 14 and 15
Concession 1, 2 and 3
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION:

1. Designate lands as a high priority mineral resource protection area.
2. No requirement necessary for amendment to the Niagara Escarpment Proposed Plan to establish a mineral aggregate extraction operation in the Escarpment Rural Area.
3. Change the designation of a portion of the subject lands from Escarpment Natural to Escarpment Rural as shown on Tab 6 in the Standard Industries submission as filed.

HEARING OFFICERS: Change Escarpment Natural lands to Escarpment Rural as shown on Tab 6 of the submission.

RECOMMENDED: Designations remain Escarpment Natural and Escarpment Rural as indicated in the Proposed Plan and recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 300-45 PAGE 903 SUBMISSION NO. 369

COUNSEL: H. T. Arnold

GROUP: Halton Region Conservation Authority

SUBMISSION: A. Land Use Designations.

1. That the Escarpment Natural Area in the vicinity of Mount Nemo in Concession 4, NS of the City of Burlington be extended to the west to include the brow of the Niagara Escarpment to the point where it joins with the area already identified as Escarpment Natural Area, in the vicinity of Lake Medad.
2. That the Limestone Creek which is a tributary of the Twelve Mile or Bronte Creek be included in the Escarpment Natural Area. This Creek extends from the Bronte Creek south of Britannia Road to its headwaters in the Nassagaweya Canyon area north of Rattlesnake Point. Along with the Escarpment crossing Lots 1, 2 and 3, Concession 6, Town of Milton.
3. That the Sixteen Mile (or Oakville) Creek be included in the Escarpment Natural Area both east and west of the Kelso Reservoir.

4. That the Escarpment Natural Area include the headwaters of the Sixteen Mile (or Oakville) Creek in Lots 10 and 13, Concession 7, Town of Milton (Nassagaweya), where it passes through land identified under the Proposed Plan for mineral resources production.

RECOMMENDED:

1. Refer to Submission 327 City of Burlington.
2. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
3. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
4. This area remain designated Mineral Resource.

SUBMISSION: B. Lands Suggested for Acquisition by the Authority.

RECOMMENDED: None.

SUBMISSION: C. Special study proposed for lands designated Mineral Resource Area in the Town of Milton and the Town of Halton Hills.

RECOMMENDED: None.

FILE NO. 300-9 PAGE 908 SUBMISSION NO. 370

COUNSEL: H. T. Arnold

OWNER: J. C. Duff Limited

LAND: Lot 23, Concession 5
Lot 27, Concession 7
Town of Halton Hills

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural and Mineral Resource Area

SUBMISSION: The submission suggests that licensing procedures for pits and quarries be simplified so that all required matters including the Niagara Escarpment Proposed Plan be dealt with at one hearing.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 300-27 PAGE 909 SUBMISSION NO. 371

AGENT: Nelson Martin

OWNER: Amos C. Martin Limited

LAND: East 1/2 of West 1/2 Lot 23, Concession 8
Town of Halton Hills

PROPOSED PLAN: Mineral Rescurces and Escarpment Rural

SUBMISSION: Informed Hearing Officers of intention to request a licence to operate a pit or quarry.

RECOMMENDED: None.

FILE NO. S 300-50 PAGE 911 SUBMISSION NO. 608

COUNSEL: Malcolm Martin

OWNER: Mohawk Quarries Limited

LAND: Part Lot 8, Concession 4
Town of Milton

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Alter the designation of the subject lands to Mineral Resource Area.

HEARING OFFICERS: None. Lands properly designated.

RECOMMENDED: The subject lands remain designated Escarpment Natural, Escarpment Protection and Escarpment Rural.

FILE NO. S 300-58 PAGE 913 SUBMISSION NO. 609

AGENT: Mrs. Pamela Sheldon

GROUP: Speyside Area Ratepayers' Association

SUBMISSION: The Association's concern was the fear of mineral extraction on lands owned by Standard Industries Ltd.

RECOMMENDED: Refer to response to Submission 368.

FILE NO. S 300-62 PAGE 958 SUBMISSION NO. 653

OWNER: Rice and McHarg Limited

LAND: Part of E 1/2 and W 1/2 Lot 21, Concession 5
Town of Halton Hills

PROPOSED PLAN: Mineral Resource Area Policies

SUBMISSION:

1. Amend the Plan to make specific reference to "limited expansion of the few small sandstone quarries" under each of the Escarpment Rural, Escarpment Protection and Escarpment Natural Areas designations.
2. Delete the word "small" from Section 2.8, paragraph four.

HEARING OFFICERS: Provide in the Plan for the limited expansion of small sandstone quarries.

RECOMMENDED. Accept.

FILE NO. S 300-70 PAGE 968 SUBMISSION NO. 667

OWNER: A. McFee

LAND: Part Lot 26, Concession 5
Town of Halton Hills

SUBMISSION: The number of wayside pits should be restricted.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. S 300-32 PAGE 969 SUBMISSION NO. 668

AGENT: Steve Varga, Director

GROUP: Toronto Field Naturalists

SUBMISSION: Concerns regarding Mineral Resource Areas in the Town of Milton and the Town of Halton Hills.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and recommendations regarding Submission 368.

FILE NO. 300-127 PAGE 970 SUBMISSION NO. 669

OWNER: T. C. Foster

LAND: Part E 1/2 Lot 4, Concession 2 N.S.
City of Burlington

SUBMISSION: The entire farm be designated Escarpment Rural rather than Escarpment Protection and Escarpment Rural.

HEARING OFFICERS: Redesignate land to Escarpment Rural.

RECOMMENDED: Accept.

FILE NO. S 300-63 PAGE 971 SUBMISSION NO. 671

AGENT: Hamish Harrison

OWNERS: Verrico, Capibianco and Casala

SUBMISSION: The subject property is not included in the Proposed Plan.

FILE NO. S 300-64 PAGE 972 SUBMISSION NO. 672

AGENT: Hamish Harrison

OWNERS: Di Pasquale, Zaratto and Papais

LAND: Part Lot 11, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S300-65 PAGE 973 SUBMISSION NO. 673

AGENT: Hamish Harrison

OWNER: Gerald O. Loach and R. Lean

LAND: Part Lot 13, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S 300-66 PAGE 974 SUBMISSION NO. 674

AGENT: Hamish Harrison

OWNERS: Mabel and Charles Esson
Edgar and Neil Middlebrook

LAND: Part Lot 12, Concession 1
Town of Milton

PROPOSED PLAN: Escarpment Rural Area

SUBMISSION: Requested deletion of property from the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The area designated Escarpment Rural bounded by C.N. Railway tracks (east), Regional Road 7 (south), Regional Road 22 (west) and Regional Road 36 (north) be deleted.

FILE NO. S 300-124 PAGE 975 SUBMISSION NO. 676

COUNSEL: Herman Turkstra

OWNER: Ronald and Jeanne Shepherd

LAND: Lot 24, Concession 2 N.D.S.
City of Burlington

PROPOSED PLAN: Escarpment Natural, Escarpment Protection
and Escarpment Rural.

SUBMISSION: Request that a portion of the subject property designated Escarpment Protection be changed to Escarpment Rural or that the Plan be amended to provide for campgrounds as a permitted use in the Escarpment Protection areas.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

SECTION 4
REGIONAL MUNICIPALITY OF PEEL

SECTION 4. REGIONAL MUNICIPALITY OF PEEL

General Submissions

The following submissions in the Regional Municipality of Peel were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Ontario Trial Riders' Assoc.	400-21	232	996
K.H. Fockler	400-10	235	1000
John Alexander	400-8	237	1003
Caledon Ratepayers' Assoc.	400-19	238	1004
Highfield Farms	400-17	240	1006
Caledon Hills Bruce Trail Club	400-11	241	1007
Halton Field Naturalists	400-3	245	1011
Association of Peel People Evaluating Agricultural Land	400-6	246	1012
George Harris	400-25	247	1013
Coalition on the Niagara Escarpment	400-7	248	1014
Foundation for Aggregate Studies	S400-25	697	1017

Submissions by Municipalities

Name	Submission No.
Regional Municipality of Peel	229
Town of Caledon	228

FILE NO. 400-22 PAGE 991 SUBMISSION NO. 229

COUNSEL: David Ostler

GROUP: Regional Municipality of Peel

That areas 1 (south of Mono Mills), 2 (Credit River Valley at Cataract and lands above the Escarpment) and 3 (Credit River Valley at Inglewood, rural lands of the Caledon Hills) be deleted from the Proposed Plan. That the settlement area of Cataract be designated Minor Urban Centre.

Changes were also proposed to policies of the Proposed Plan.

HEARING OFFICERS: Delete Areas 1, 2 and 3 from the Plan.

RECOMMENDED:
Area 1. Lands in Lots 16-21, Concession V, Town of Caledon be deleted from the Plan.

Area 2. The following lands be deleted:

- Lot 15, Concession IV W.H.S.; Lot 15 and Part Lot 13 and Part Lot 14, Concession V W.H.S.
- All lands in Concession III W.H.S. north of Highway 24.
- Lots 13, 14, 15, Part Lot 16, Concession II W.H.S.; North 1/2 Lot 12, Lots 13, 14, 15, Concession I W.H.S.; Lots 12, 13, 14, Concession I E.H.S.; West 1/2 Lot 13, Concession II E.H.S.

Area 3. Lands be deleted as recommended by the Niagara Escarpment Commission in June 1983 except for Lots 3, 4 and 5, Concession 1 E.H.S. which will be retained in the Plan.

Cataract. The settlement area of Cataract be designated as Minor Urban Centre.

For other matters raised in this submission refer to responses to general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-24 PAGE 989 SUBMISSION NO. 228

COUNSEL: David Ostler

GROUP: Town of Caledon

The Town supported the deletion of the three areas requested by the Regional Municipality of Peel and that Cataract be designated as a Minor Urban Centre. Recommendations were also made regarding policies governing the development of mineral resources, lot severance policies, providing for residential plans of subdivision in Escarpment Protection Areas, the implementation and administration of land use control in the Plan area, the approval process for public works, and policies regarding minor centres

HEARING OFFICERS: Designate Cataract as Minor Urban Centre.

RECOMMENDED: Refer to response made on submission 229 (Region of Peel).

Submissions on Specific Matters

Name	**Submission No.**
Lawson, Mrs. M.	230
The Georgian Group	231
Lyons, James	233
Twaites, W. O.	234
Metropolitan Toronto and Region Conservation Authority	236

Stewart, Mrs. H.	239
Credit Valley Conservation Authority	242
Booth, Mrs. N.	243
Terra Cotta Gardens Ltd.	244
Smith, Clifford	249
Regan-Graham Ltd.	696

FILE NO. 400-15 PAGE 993 SUBMISSION NO. 230

COUNSEL: M. J. McQuaid, Q.C.

OWNER: Mrs. Mary Lawson

LAND: Part E 1/2 Lot 17, Concession 4
Town of Caledon

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Designate Cataract as a Minor Urban Centre and change the Escarpment Protection Area on the above noted lands to Escarpment Rural Area.

RECOMMENDED: Cataract be designated Minor Urban Centre. Escarpment Protection designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 400-4 PAGE 994 SUBMISSION NO. 231

COUNSEL: Ms. Roslyn Houser

OWNER: The Georgian Group

LAND: Part of Lots 9 and 10, Concession 3 E.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Protection Area

SUBMISSION: Expand the permitted uses of the Escarpment Protection Area to allow for plans of subdivision subject to detailed environmental studies.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-9 PAGE 997 SUBMISSION NO. 233

OWNER: James Lyons

LAND: Lot 30, Concession 4 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural Areas

SUBMISSION: Supported the Town of Caledon's submission which recommended deletion of subject lands.

RECOMMENDED: This area remain Escarpment Natural and Escarpment Rural.

FILE NO. 400-12 PAGE 998 SUBMISSION 234

OWNER: W. O. Twaites

LAND: E 1/2 Lots 31 and 32, Concession 5 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural and Escarpment Protection Areas

SUBMISSION: Delete the subject lands from the Plan.

RECOMMENDED: Refer to reponses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-1 PAGE 1001 SUBMISSION NO. 236

AGENT: Emil Kolb, Chairman, Conservation Land Advisory Board

GROUP: Metropolitan Toronto and Region Conservation Authority

SUBMISSION: Recommendations made regarding:
the Authority's Humber Forest property;
the inclusion of the Bruce Trail on Authority lands;
the role of the Ministry of Natural Resources in coordinating the Niagara Escarpment Park System and conservation authority permit requirements for flood plan lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-2 PAGE 1005 SUBMISSION NO. 239

OWNER: Mrs. Helen Stewart

LAND: E 1/2 Lot 22, Concession 6
Town of Caledon

PROPOSED PLAN: Escarpment Rural and Minor Urban Centre

SUBMISSION: Concern regarding the extent of the boundaries of the Mono Mills Minor Urban Centre.

RECOMMENDED: The subject lands be retained in the Plan.

FILE NO. 400-13 PAGE 1008 SUBMISSION NO. 242

AGENT: Brian Czajer, Conservation Planner

GROUP: Credit Valley Conservation Authority

SUBMISSION: Recommends revisions to the names of the parks in the Niagara Escarpment Parks System under its jurisdiction.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 400-5 PAGE 1009 SUBMISSION NO. 243

OWNER: Mrs. Norma E. L. Booth

LAND: Lots 9 and 10, Concession 1 E.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Supports the Town of Caledon's submission that recommended an increase in the number of severances permitted.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 400-18 PAGE 1010 SUBMISSION NO. 244

OWNER: Ken Heltcher

GROUP: Terra Cotta Gardens Ltd.

LAND: Part Lot 29, Concession 6 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Protection Area

SUBMISSION: Request that subject lands be placed in Escarpment Rural Area

RECOMMENDED: The area remain in the Plan and the Escarpment Protection designation be retained.

FILE NO. 400-23 PAGE 1015 SUBMISSION NO. 249

OWNER: Clifford R. J. Smith

LAND: W 1/2 Lot 4 and S 1/2 Lot 5, Concession 3 W.H.S.
Town of Caledon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: The subject property be removed from the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 400-26 PAGE 1016 SUBMISSION NO. 696

COUNSEL: Gary J. Smith

OWNER: Regan-Graham Limited

LAND: Part Lot 12, Concession 1 W.H.S.
Lot 12, Concession 2 W.H.S.
Town of Caledon

Submission withdrawn.

SECTION 5
COUNTY OF DUFFERIN

SECTION 5. COUNTY OF DUFFERIN

General Submissions

The following submissions in the County of Dufferin were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Walter M. Tovell	500-33	251	1052
Aspen Resorts Incorporated	500-36	255	1056
Valley Schuss Ski Club	500-25	259	1060
John Franklin	500-60	297	1116
Goetz Koechlin	500-29	311	1131
Coalition on the Niagara Escarpment	500-3	706	1158
Mr. & Mrs. A.G. Fells	500-102	707	1159
Robert J. Long	500-104	708	1160

The following submissions in the County of Dufferin were opposed to the Proposed Plan.

Name	File No.	Submission No.	Page
Mr. & Mrs. Gary H. Corlett	500-64	300	1119
Leta Leeson	500-10	712	1165

The following submissions in the County of Dufferin were made requesting the redesignation of the Montclair Ski Resort from Escarpment Recreation to Escarpment Protection.

Name	File No.	Submission No.	Page
Joyce Jones	500-11	257	1058
K.D. Goodwin	500-48	282	1095
Margaret B. Farnell	500-46	285	1099
Tom Reive	500-5	287	1101
Mr. & Mrs. Harold Kendall	500-52	291	1109
Harold P. Smith	500-63	295	1113
Mrs. L. Horton	500-65	301	1120
E.R. Murray	500-106	709	1161
Doreen B. Gariepy	500-103	710	1162

RECOMMENDED: The designation of the Montclair Ski Resort remain as Escarpment Recreation.

Submissions by Municipalities

Name	Submission No.
Township of Mono	316
Township of Mulmur	250
Township of Melancthon	267

FILE NO. 500-26 PAGE 1136 SUBMISSION NO. 316

COUNSEL: Geoffrey T. Mullin

GROUP: Township of Mono

At the hearings the Township submitted that:

- Where adequate controls exist, Development Control be lifted unless an owner wishes to remain under Niagara Escarpment Commission control. Further, that Escarpment Natural Areas remain in the development control area.

- The township's hazard designation was similar to the Escarpment Natural designation.

- Violet Hill be designated as a Minor Urban Centre

- Boundaries of some Escarpment Recreation Areas may not be correct.

- The East 1/2 of Lot 3, Concession 7 EHS has already been rehabilitated and should not be a Mineral Resource Area.

- There should be a continuing monitoring authority.

HEARING OFFICERS: Land designated Escarpment Rural be deleted from the Plan and that the designation of Escarpment Protection lands be changed to Escarpment Rural.

RECOMMENDED:

1. That the following lands designated Escarpment Rural be deleted:
    - East 1/2, Lots 6, 7 and 8, Conc. I W.;
    - West 1/2 Lot 8; West 1/2 Lot 9; N. East 1/4 Lot 9; West 1/2 Lot 12; West 1/2 Lot 13; N. East 1/4 Lot 13; East Part Lot 26; Concession I E.
    - West 1/2 Lots 14 to 21, Concession II E.
    - East 1/2 Lots 18 to 22; Lots 23-28, Concession IV E.
    - East 1/2 Lot 1; South 1/2 Lot 6; Concession V E.
    - Lots 1 and 2; South 1/2 Lot 6, Concession VI E.
    - East 1/2 Lot 5, Concession VIII E.

2. Escarpment Protection lands be retained as designated in the Proposed Plan and in the recommendations of the Niagara Escarpment Commission of June 1983.

3. The settlement of Violet Hill be designated as a Minor Urban Centre.

4. Designations for East 1/2, Lot 3, Concession 7 E.H.S. as recommended by the Niagara Escarpment Commission in June 1983 be accepted.
5. For other comments made in the submission refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-6 PAGE 1045 SUBMISSION NO. 250

COUNSEL: Geoffrey T. Mullin

GROUP: Township of Mulmur

At the hearings the Township submitted that:

- All lands which are actively farmed be released from the Proposed Plan.
- Important Escarpment features be protected by overlays to existing official plans.
- Agriculture be recognized as the predominant use of land in the township.
- The Proposed Plan be changed to provide protection to farmers.
- The policies of the Proposed Plan be altered to include all of the Food Land Guidelines.
- Development Control criteria be amended to make them as much like a zoning bylaw as possible.
- Development Control be used to regulate matters of real Escarpment concern.
- High Priority Mineral Resource Areas be designated on the Proposed Plan. The use of such land for extraction should not require an amendment.
- Expropriation not be used to establish the Bruce Trail.
- The reference to the Land Compensation Board in acquisition matters be corrected.
- Provincial grants in lieu of taxes be equal to the sum which would be paid by private owners.
- In addition to the deletion of all farmlands, all lands designated Escarpment Rural be removed.

HEARING OFFICERS: Land designated Escarpment Rural be deleted from the Plan and that the designation of Escarpment Protection lands be changed to Escarpment rural.

RECOMMENDED:
1. That the following lands designated Escarpment Rural be deleted:
   - West 1/2 Lot 1, Concession II E.
   - West 1/2 Lot 1; Part West 1/2, Lots 2 and 3; West 1/2 Lot 5; Lot 11; East 1/2 Lots 31 and 32, Concession I W.
   - Lots 1 to 5; East 1/2 and S. W. 1/4 Lot 11; West 1/2 Lots 22 to 24; Part East 1/2 Lot 25, Concession II W.
   - East 1/2 Lots 1 and 2; Lots 3, 4 and 5; N.W. 1/4 Lot 16; West 1/2 Lot 17; East 1/2 Lot 21, Concession III W.

2. Escarpment Protection Lands be retained as designated in the Proposed Plan and in the recommendations of the Niagara Escarpment Commission of June 1983.

3. For other comments made in the submission refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-38 PAGE 1071 SUBMISSION NO. 267

COUNSEL: George Shepherd

GROUP: Township of Melancthon

SUBMISSION: Delete all lands in the Township of Melancthon.

HEARING OFFICERS: Remove all Township lands from the Plan.

RECOMMENDED: Accept.

Submissions on Specific Matters

Name	Submission No.
Pearce, J.	252
Lowcock, Muriel	253
Moffatt, Donald	254
Ontario Trail Riders Association	256
Wechsel, Reinhold & Brunhilde	258
Butler, Charlene	260
Thomson, Lloyd	261
Cullen, Donald	262
McCreath, Ralph	263
McKee, J.	264
Weir, Mary Jane	265
Harrison K. & S.; Keywan W. & Fiddlement L.	266
Horner, Bert	268
Brown, Borden	269
Gallaugher, Howard	270
Kaiser, Hubert	271
Jade Mountain Estates Limited	272
Hodgson, George	273
Goldman, Murray	274
Bruno, M.	275
Hamilton, R.M.P.	276
Morrow, Samuel	277

Dufferin Federation of Agriculture	278
Davison, Ralph	279
Moffatt, Norman	280
Fitzgerald, Margery	281
Sinclair, Helen	283
Rauk, S. & E.	284
Hawkins, Ian	286
Davidson, Harold	288
Foundation for Aggregate Studies	289
Goldman, R. & D.	290
Hockley Valley Improvement Association	292
Henry Gordon	293
Henry, Norah	294
Tate, Russel	296
Dodds, Earl	298
Gariepy, Kenneth	299
Fowler, D.B.	302
Howes, Patricia	303
Gallaugher, Evelyn	304
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Hardman, V.	307
Shepherd, George	308
MacMillan, A.D.	309
Perry, Dr.	310
Boyne River Natural Science School	312
Meredith, C.	313
Jarvis, Margaret	314
Howes, Douglas	315
White, E. & P.	317
Standard Industries Ltd.	318
Halbert, Keith	319
Edelbrock Brothers Ltd.	320
Ferris, Howard	321
Henry, Gordon	322
Robb, Donald	323
Miller, Kathy	324
Johnston, John	325
Ferris, Mervyn	698
McNenly, Keith	699
Dodds, L.	700
Graham, H.	701
Wilkinson, Robert	702
Still, W. & R.	703
Sloam, William	704
Niagara Escarpment Central Ratepayers Association	705
White, James	711

FILE NO. 500-45 PAGE 1053 SUBMISSION NO. 252

OWNER: J. A. Pearce

LAND: Part West 1/2 Lot 25, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan

HEARING OFFICERS: Delete all lands in Lots 22, 23, 24, and 25, Concession 2, 3, 4 E.H.S. Township of Mulmur.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-34 PAGE 1054 SUBMISSION NO. 253

OWNER: Mrs. Muriel Lowcock

LAND: Part Lot 25, Concession 2
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Did not object to the Proposed Plan designation on their land.

RECOMMENDED: None

FILE NO. 500-8 PAGE 1055 SUBMISSION NO. 254

OWNER: Donald Moffatt

LAND: Lot 12, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-30 PAGE 1057 SUBMISSION NO. 256

AGENTS: Ms. Carolyn Pennie and Mrs. Mavis L. McCullum

GROUP: Ontario Trail Riders Association

SUBMISSION: Suitable land should be available for Association's activities.

RECOMMENDED: None

FILE NO. 500-27 PAGE 1059 SUBMISSION NO. 258

OWNER: Reinhold and Brunhilde Wechsel

LAND: Part Lot 26, Concession 3 E.H.S.
Part Lot 28, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property.

RECOMMENDED: The subject area be retained in the Plan. Refer also to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-16 PAGE 1061 SUBMISSION NO. 260

OWNER: Mrs. Charlene Butler

LAND: Lots 24, 25 and 26, Concessions I and 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Rural, Escarpment Protection, Escarpment Natural

SUBMISSION: Requested on behalf of several landowners, that their lands be deleted from the area of the Plan.

RECOMMENDED: Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-14 PAGE 1062 SUBMISSION NO. 261

AGENT: Donald Cullen

OWNER: Lloyd Thomson

LAND: Part East 1/2 Lot 7, Concession 1 E.H.S.
Part West 1/2 Lot 7, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete, or allow three dwellings to be erected on the lands, or have the province enter into negotiations for purchase of the property.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-37 PAGE 1064 SUBMISSION NO. 262

OWNER: Donald Cullen

LAND: Part West 1/2 Lot 14, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept. Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-47 PAGE 1065 SUBMISSION NO. 263

OWNER: Ralph S. McCreath

LAND: East 1/2 Lot 31, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-28 PAGE 1067 SUBMISSION NO. 264

OWNER: J. V. McKee

LAND: Part East 1/2 Lots 12 and 13, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan

HEARING OFFICERS: Remove property from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-42 PAGE 1068 SUBMISSION NO. 265

OWNER: Ms. Mary Jane T. Weir

LAND: Part Lot 17, Concession 3 W.H.S.
Township of Mulmur

SUBMISSION: Requested clarification of permitted uses regarding kennels and home occupations, and supported Mulmur Township's suggestion for deletion of the area.

RECOMMENDED: W 1/2 Lot 17, Concession 3 W.H.S. be deleted.

FILE NO. 500-19 PAGE 1069 SUBMISSION NO. 266

OWNERS: Ken and Sharon Harrison, William Keywan and Len Fiddlement

LAND: Part Lot 25, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Consideration be given to deleting all lands in Lots 22, 23, 24, 25, Concession 2, 3, 4, E.H.S., Township of Mulmur from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan. Refer to recommendations regarding submission 250 (Township of Mulmur).

FILE NO. 500-53 PAGE 1072 SUBMISSION NO. 268

COUNSEL: George Shepherd

OWNER: Bert Horner

LAND: Part West 1/2 Lot 32, Concession 1 E.H.S.
West 1/2 Lot 31, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Remove lands from Escarpment Protection Area

HEARING OFFICERS: Delete subject property from the Plan.

RECOMMENDED: The subject area be retained in the Plan. Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-54 PAGE 1074 SUBMISSION NO. 269

COUNSEL: George Shepherd

OWNER: Borden Brown

LAND: Lot 5, Concession 2 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 500-55 PAGE 1076 SUBMISSION NO. 270

COUNSEL: George Shepherd

OWNER: Howard Gallaugher

LAND: Part Lot 17, Concession 1 E.H.S.
Part Lot 17, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Request deletion from Proposed Plan or redesignation of Escarpment Natural and Escarpment Protection to Escarpment Rural.

HEARING OFFICERS: Escarpment Rural lands be retained in the Plan together with lands proposed as Escarpment Rural in Lots 16, 17, 18, 19 and 20 Concessions 1W and 1E, Township of Mulmur.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to recommendations regarding submission 250 (Township of Mulmur).

FILE NO. 500-74 PAGE 1078 SUBMISSION NO. 271

COUNSEL: George Shepherd

OWNER: Hubert Kaiser

LAND: Lots 30 and 31, Concession 1 E.H.S.
Lots 29, 30 and 31, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete all lands or delete the Escarpment Rural Areas and change the Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-35 PAGE 1080 SUBMISSION NO. 272

COUNSEL: George Shepherd

OWNER: Jade Mountain Estates Ltd.

LAND: Part East 1/2 Lot 25, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Request deletion from Proposed Plan in order to develop a subdivision.

RECOMMENDED: Designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-89 PAGE 1081 SUBMISSION NO. 273

COUNSEL: George Shepherd

OWNER: George Hodgson

LAND: East 1/2 Lot 30, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested land be removed from the Proposed Plan.

HEARING OFFICERS: Delete subject land and consider deleting lands in Lots 26 to 32, Concession 1 W.H.S. and 1 E.H.S. Township of Mono.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted. Refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-32 PAGE 1082 SUBMISSION NO. 274

AGENT: Ronald C. Richards

OWNER: Murray Goldman

LAND: Lot 11, Concession 5 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: To sever and develop three lots fronting on the Hockley Valley Road. The Escarpment Recreation Area (Valley Schuss) should be extended to these lands to permit the development.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-21 PAGE 1084 SUBMISSION NO. 275

AGENT: David Matthews, Land Use Planner

OWNER: M. Bruno

LAND: East 1/2 Lots 29 and 30, Concession 5
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Change Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June, 1983 be accepted.

FILE NO. 500-71 PAGE 1086 SUBMISSION NO. 276

AGENT: John M. P. Hamilton

OWNER: Mr. and Mrs. R. M. P. Hamilton

LAND: Lots 16 and 17, Concession 2 and 3 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Owners eventually wish to subdivide the lands. Do not wish controls on wooded lands. Request deletion from Proposed Plan.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-2 PAGE 1088 SUBMISSION NO. 277

COUNSEL: Donald Kerr

OWNER: Samuel H. Morrow

LAND: Part Lot 14, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Wishes to divide property into two building lots. Would prefer local control and zoning.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-40 PAGE 1090 SUBMISSION NO. 278

AGENT: Ralph Davison, Director

GROUP: Dufferin Federation of Agriculture

SUBMISSION: Farming should not be considered part of the natural environment. Many uses permitted by the Proposed Plan are not compatible with agriculture. Opposed to uncertainty of Development Control. Concerned about possible misuse of Sections 14 and 18 in *The Niagara Escarpment Planning and Development Act.* Plan should be limited to only those areas where the Escarpment is exposed in Dufferin County.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 500-24 PAGE 1092 SUBMISSION NO. 279

OWNER: Ralph Davison

LAND: Lot 11, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Farmland should not be included in the Proposed Plan Area and not be used as a buffer for other uses.

RECOMMENDED: Designation remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-51 PAGE 1093 SUBMISSION NO. 280

OWNER: Norman H. Moffat

LAND: South 1/2 Lot 6, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 500-44 PAGE 1094 SUBMISSION NO. 281

OWNER: Ms. Margery Fitzgerald

LAND: North 1/2 Lot 6, Concession 6
Township of Mono

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-23 PAGE 1096 SUBMISSION NO. 283

AGENT: Donald Sinclair

OWNER: Mrs. Helen Sinclair

LAND: East 1/2 Lot 12, Concession 1 E.H.S.
Part South West 1/4 Lot 12, Concession 2 E.H.S.
South East 1/2 Lot 13, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Acquisition

SUBMISSION: Priority regarding acquisition of Scott's Falls should be removed. Lot 12, Concession 1 EHS, should be changed from Escarpment Protection to Escarpment Rural, or exception be made to allow severance of all or part of this parcel. That Lot 13, Concession 1 EHS be changed from Escarpment Protection to Escarpment Rural or that the regulations be clarified to allow for expansion of the existing dwellings.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-49 PAGE 1098 SUBMISSION NO. 284

OWNER: Sergei and Erika Rauk

LAND: Part West 1/2 Lot 11, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Submission concerning an apparent illegal farming operation on a neighbouring property.

RECOMMENDED: None.

FILE NO. 500-12 PAGE 1100 SUBMISSION NO. 286

OWNER: Ian Hawkins

LAND: Lot 29, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Escarpment Natural and Protection Areas interfere with the applicant's farm operation. The Proposed Plan places greater emphasis on recreation than farming. Control should be returned to local councils.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-22 PAGE 1103 SUBMISSION NO. 288

OWNER: Harold Davidson

LAND: West 1/2 Lot 28, Concession 1 E.H.S.
North 1/2 of West 1/2 Lot 31, Concession 1 E.H.S.
West Part Lot 32, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Several concerns were expressed including the broad area of the Plan, the importance of agriculture, the acquisition of land for public use as trails.

A request was made for the deletion of land from the Plan and removal of the word "viable" regarding farm units.

RECOMMENDED: The subject area be retained in the Plan. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-56 PAGE 1106 SUBMISSION NO. 289

AGENT: Eric Salmond, Director

GROUP: Foundation for Aggregate Studies

SUBMISSION: Prohibit pits and quarries in Escarpment Natural and Protection Areas. Prior to the licensing of new pits or quarries in Escarpment Rural Areas there must be assessments on the natural and social environment as well as an amendment to the Plan. In the event a licence is issued there should be stringent rehabilitation requirements.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 500-50 PAGE 1108 SUBMISSION NO. 290

OWNER: Ralph and Donna Goldman

LAND: East 1/2 Lot 10, Concession 5
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Request for subdivision of subject lands into three lots along the Hockley Road.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. 500-17 PAGE 1110 SUBMISSION NO. 292

AGENT: David Forrester

GROUP: Hockley Valley Improvement Association

SUBMISSION: Association favours preservation. Feedlot operations should not be permitted. Recreational uses should be limited. Elected Council should administer controls. Allow the creation of more lots.

RECOMMENED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-68 PAGE 1111 SUBMISSION NO. 293

OWNER: Gordon Henry

LAND: Part Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Change the designation on property to Escarpment Rural. Opposed to the Niagara Escarpment Commission controls.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-69 PAGE 1112 SUBMISSION NO. 294

OWNER: Miss Norah Henry

LAND: Part East 1/2 Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change the designation on the property to Escarpment Rural.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-57 PAGE 1114 SUBMISSION NO. 296

OWNER: Russell Tate

LAND: Lot 5, Concession 1
Lot 12, Concession 1
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Applicant operates a farm and wishes the designations removed from the property. Nearby recreational uses could have a harmful effect on the farm operation.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 600-62 PAGE 1117 SUBMISSION NO. 298

OWNER: Earl Dodds

LAND: Part East 1/2 Lots 7 and 8, Concession 5 E.H.S.
West 1/2 Lot 7, Concession 6 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-67 PAGE 1118 SUBMISSION NO. 299

OWNER: Kenneth A. Gariepy, Q.C.

LAND: Part East 1/2 Lot 14, Concession 4
Township of Mono

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Requested that the adjacent property (former Montclair Ski Resort) be changed from Escarpment Recreation to Escarpment Protection. Proposed Plan does not adequately address ponds and dams on private property.

RECOMMENDED: On the matter of the Montclair Ski Resort refer to the recommendation in the General Submissions of this section. Development Criteria on ponds are recommended in Niagara Escarpment Plan, Vol. 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 500-70 PAGE 1121 SUBMISSION NO. 302

OWNER: Mr. and Mrs. D. B. Fowler

LAND: Part West 1/2 Lot 9, Concession 4 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection, Minor Urban Centre Policies

SUBMISSION: Minor Urban Centres do not give an accurate impression of size or location of a hamlet.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Devlopment (July 1984).

FILE NO. 500-72 PAGE 1122 SUBMISSION NO. 303

OWNER: Mrs. Patricia Howes

LAND: Parcel 9, South 1/2 Lot 16, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Return planning to local control. Include only the viable Escarpment in the Proposed Plan. Do away with Development Control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-91 PAGE 1123 SUBMISSION NO. 304

COUNSEL: George Shepherd

OWNER: Mrs. Evelyn Gallaugher

LAND: Part Lot 14, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-88 PAGE 1124 SUBMISSION NO. 305

COUNSEL: George Shepherd

OWNER: Mrs. L. McLaren

LAND: Part West 1/2 Lot 15, Concession 1
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Land should be under the jurisdiction of the local municipalities.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-94 PAGE 1125 SUBMISSION NO. 306

COUNSEL: George Shepherd

OWNER: Mrs. J. Gallaugher

LAND: Part Lot 15, Concession 2
Township of Melancthon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-87 PAGE 1126 SUBMISSION NO. 307

COUNSEL: George Shepherd

OWNER: Mrs. V. Hardman

LAND: Part Lots 14 and 15, Concession 1 O.S.
Township of Melancthon

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-39 PAGE 1127 SUBMISSION NO. 308

OWNER: George Shepherd

LAND: Part Lot 14, Concession 2
Township of Melancthon

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lands in the Township of Melancthon be deleted from the Plan.

FILE NO. 500-77 PAGE 1128 SUBMISSION NO. 309

OWNER: A. D. MacMillan

LAND: Part East 1/2 Lot 18, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Subject lands to remain in the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-75 PAGE 1129 SUBMISSION NO. 310

OWNER: Dr. and Mrs. V. R. Perry

LAND: South West 1/2 Lot 19, Concession 2 W.H.S.
West 1/2 Lot 18, Concession 2 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Local plan is restrictive enough. Municipal government is more responsible. Niagara Escarpment Commission would allow excessive recreation uses. Plan could become more restrictive in the future.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer.

FILE NO. 500-73 PAGE 1132 SUBMISSION NO. 312

AGENT: Charles Hopkins, Principal

GROUP: Boyne River Natural Science School

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Permitted Uses

SUBMISSION: May need to develop school facilities on Escarpment Natural Areas. Would like same privileges as the Ministry of Natural Resources in developing parks.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume.

FILE NO. 500-76 PAGE 1133 SUBMISSION NO. 313

AGENT: Dr. Thomas Meredith

OWNER: C. T. Meredith

LAND: North 1/2 Lot 31, Concession 1 W.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Remove agricultural land from the Proposed Plan.

RECOMMENDED: Refer to recommendations regarding submission 250 (Township of Mulmur) and to responses to general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-97 PAGE 1134 SUBMISSION NO. 314

OWNER: Mrs. Margaret Jarvis

LAND: Part East 1/2 Lot 14, Concession 6
Mono Township

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requests removal of property from the Proposed Plan.

RECOMMENDED: Retain property in Plan with designation recommended by Niagara Escarpment Commission in June 1983.

FILE NO. 500-18 PAGE 1135 SUBMISSION NO. 315

OWNER: Mr. Douglas Howes

LAND: Part South 1/2 Lot 6, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Return planning to local control. Include only visible Escarpment in Proposed Plan. Not enough emphasis on social and economic impacts.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-59 PAGE 1139 SUBMISSION NO. 317

OWNER: Eric and Phyllis White

LAND: West 1/2 Lot 6
South 1/2 of West 1/2 Lot 7, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Delete lands from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-82 PAGE 1140 SUBMISSION NO. 318

AGENT: Ian F. MacNaughton, Planner

OWNER: Standard Industries Ltd.

LAND: Part Lot 3, Concession 7 E.H.S.
Township of Mono

PROPOSED PLAN: Mineral Resource Area, Escarpment Rural Policies

SUBMISSION: Lands have been mined out and rehabilitated. No consideration of permitted uses in Mineral Resource Areas. Designation should be changed to Escarpment Protection and Escarpment Rural. The change in use should not require an amendment to the Proposed Plan.

HEARING OFFICERS: Lands be designated Escarpment Rural.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-15 PAGE 1141 SUBMISSION NO. 319

OWNER: Keith Halbert

LAND: Part West 1/2 Lot 15, Concession 4
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Requests removal from Proposed Plan because of problems encountered with the Niagara Escarpment Commission and Bruce Trail.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 500-4 PAGE 1142 SUBMISSION NO. 320

COUNSEL: Geoffrey T. Mullin

OWNER: Edelbrock Bros. Ltd.

LAND: Part East 1/2 Lot 6, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: These lands are included in a draft approved Plan of Subdivision and should be removed from the Proposed Plan.

HEARING OFFICERS: Delete subject lands from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. 500-85 PAGE 1143 SUBMISSION NO. 321

OWNER: Howard Ferris

LAND: Part Lots 11 and 12, Concession 3 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Lands are actively farmed and should be removed from the Proposed Plan.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-58 PAGE 1144 SUBMISSION NO. 322

AGENT: Gordon Henry

OWNER: Kenneth and Pauline Henry

LAND: Part Lot 15, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Change designation to Escarpment Rural.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. 500-96 PAGE 1145 SUBMISSION NO. 323

AGENT: Earl Dodds

OWNER: Donald Robb

LAND: Part Lot 8, Concession 5 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural

SUBMISSION: The lands cannot be developed because of the Proposed Plan.

RECOMMENDED: Land to remain Escarpment Natural. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 500-43 PAGE 1146 SUBMISSION NO. 324

OWNER: Mrs. Kathy Miller

LAND: East 1/2 Lot 28, Concession 1 E.H.S.
East 1/2 Lot 11, Concession 1 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property and consider deleting all other lands in Lots 26 to 32, Concession 1 W.H.S. and 1 E.H.S. as well as Lot 11, Concession 1 E.H.S.

RECOMMENDED: The subject area be retained in the Plan. Also refer to recommendations regarding submission 316 (Township of Mono).

FILE NO. 500-83 PAGE 1148 SUBMISSION NO. 325

OWNER: John R. Johnston

LAND: Part 4 of Lot 32, Concession 2 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject lands.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-107 PAGE 1149 SUBMISSION NO. 698

COUNSEL: George H. Shepherd

OWNER: Mr. and Mrs. Mervyn Ferris

LAND: Part Lots 13 and 14, Concession 1 and 2 W.H.S.
Township of Mulmur

SUBMISSION:
1. Delete lands designated Escarpment Protection, or
2. Change the designation of the Escarpment Protection to Escarpment Rural.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June 1983.

FILE NO. S 500-31 PAGE 1150 SUBMISSION NO. 699

OWNER: Keith J. McNenly

LAND: Part East 1/2 Lot 6, Concession 1 W.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject lands from the Plan.

RECOMMENDED: Accept.

FILE NO. S 500-16 PAGE 1151 SUBMISSION NO. 700

OWNER: L. S. Dodds

LAND: Part West 1/2 Lots 9 and 10, Concession 4 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Minor Urban Centre

SUBMISSION: Support position of Mono Township.

RECOMMENDED: Designations as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. S 500-78 PAGE 1152 SUBMISSION NO. 701

OWNER: Mr. and Mrs. H. P. Graham

LAND: East 1/2 Lot 31, Concession 5 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: The lands are not part of the Escarpment nor lands in the vicinity and should be deleted.

RECOMMENDED: Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

FILE NO. S 500-79 PAGE 1153 SUBMISSION NO. 702

AGENT: Lynn Wilkinson

OWNER: Robert Wilkinson

LAND: Part East 1/2 Lot 32, Concession 1 E.H.S.
Part West 1/2 Lot 32, Concession 2 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-81 PAGE 1154 SUBMISSION NO. 703

OWNER: Wilson R. Still and Ruth Still

LAND: Part West 1/2 Lot 8, Concession 3 E.H.S.
Township of Mono

PROPOSED PLAN: Escarpment Protection, Escarpment Natural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-98 PAGE 1155 SUBMISSION NO. 704

OWNER: William Sloam

LAND: Part East 1/2 Lot 20, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Subject lands remain in the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 500-9 PAGE 1156 SUBMISSION NO. 705

COUNSEL: George Shepherd

GROUP: Niagara Escarpment Central Ratepayers Association

SUBMISSION: Agriculture should be maintained. A comprehensive study on agriculture should be carried out in the area. Each county/region should have its own agricultural policy. Agriculture and recreation are incompatible. Restrictions should not be applied to farms. Zoning is the preferred method of land use control.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. S 500-7 PAGE 1163 SUBMISSION NO. 711

OWNER: James White

LAND: (a) Part West 1/2 Lot 31, Concession 3 E.H.S.
Township of Mono
(b) Part East 1/2 Lot 2, Concession 1 E.H.S.
Township of Mulmur

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete applicant's lands in Mono Township. Delete applicant's lands in Mulmur Township. Failing this, redesignate to Escarpment Rural.

RECOMMENDED: The subject area be retained in the Plan. Designations as recommended by the Niagara Escarpment Commission in June, 1983.

SECTION 6
COUNTY OF SIMCOE

SECTION 6. COUNTY OF SIMCOE

General Submissions

The following submissions in the County of Simcoe were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Blue Mountain Bruce Trail Club	600-15	484	1196
Devil's Glen Ski Club	600-29	488	1200

In the following submissions in the County of Simcoe, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Glen Best	600-18	480	1192
Kurt E. Vogel	600-4	485	1197
Brink Arnold	600-42	720	1208
Charles McLeod	600-44	721	1209
Clifford Weston	600-37	727	1217

RECOMMENDED: These lands remain in the area of the Plan.

Submissions by Municipalities

Name	Submission No.
County of Simcoe	474
County of Nottawasaga	475

FILE NO. 600-29 PAGE 1179 SUBMISSION NO. 474

GROUP: County of Simcoe

SUBMISSION: Permission was granted to Nottawasaga Township to make a submission to the Hearing Officers.

RECOMMENDED: Noted.

FILE NO. 600-1 PAGE 1180 SUBMISSION NO. 475

COUNSEL: Paul Shaw and Brian McLellan

GROUP: Township of Nottawasaga

475.1 Concerns were raised with respect to the following sections of the Proposed Plan:
- Land use policies and their application to the township.
- New Lot creation in Escarpment Protection Areas.
- Development Criteria regarding existing lots, water quality, new development next to ravines and agriculture.
- Relationship of the Niagara Escarpment Plan to local official plans.
- Escarpment parks and acquisition.
- Development Control.

RECOMMENDED: Refer to general reponses to the general recommendations of the Hearing Officers in Part 1 of this volume and to the Niagara Escarpment Plan, Volumes 1 and 2 (July 1984).

475.2 The Township also described several areas where designation changes or the removal of land from the plan were requested. The locations of these lands is shown in Exhibit 365 to the Hearings.

HEARING OFFICERS:
1. The Plan be left as on Exhibit 365 in areas 3 (1), 3(2), and 3(3).
2. Parts 1, 2, 4, 5, 6, 7 and 9 be deleted from the Proposed Plan.
3. Part 8 remain in the Plan and the designation unchanged.

The Hearing Officers' recommendations are listed in more detail in Report of the Hearing Officers Volume 4, (January 1983), pp. 1184-1185.

RECOMMENDED: The Proposed Plan be modified in the following areas as indicated on Exhibit 365 submitted by the Township of Nottawasaga;

Area 1. Delete the following lands from the area of the Plan:
- Lots 7 and 8, Concession 12.
- Part of Lots 1, 2, 3, 17 and 18, Concession 12.
- Lot 16, Concession 11.
- Part of Lots 8, 9, 10, 11, 14, 15 and 17, Concession 11.

Area 2. Delete the following lands from the area of the Plan:
- Part of Lots 19, 20, 22 and 23, Concession 12.

Area 3. Designation as recommended by the Niagara Escarpment Commission in June 1983 be accepted.

Area 4. The deletion of these lands as recommended by the Hearing Officers be accepted.

Area 5. The deletion of these lands as recommended by the Hearing Officers be accepted.

Area 6. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

Area 7. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

Area 8. These lands remain in the Plan as Escarpment Protection and Escarpment Natural as recommended in the Proposed Plan of November 1979, and accepted by the Hearing Officers.

Area 9. These lands be retained in the Plan as recommended by the Niagara Escarpment Commission in June, 1983.

475.3 The Township also requested that the following lands be designated Mineral Resource Area; if not, remove from the Proposed Plan:

- East 1/2 Lot 7, Concession 12,
- Lot 6, Concession 9,
- Part Lots 9 and 10, Concession 9.

RECOMMENDED: Lot 7, Concession 12 be deleted from the Plan. Lot 6, Concession 9, and Part Lots 9 and 10, Concession 9 be retained in the Plan and that land use designations remain as proposed in The Proposed Plan (1979).

Submissions on Specific Matters

Name	**Submission No.**
Adam, J.G.	476
Coutts, William	477
Wilkinson, Lynn	478
Sceats, Hubert	479
Bookman, Mrs. V.	481
Noisy River Fishing Club	482
Sam S. Sharpe	483
Heimbecker, Dr. R.	486
Simcoe County Federation of Agriculture	487
Royal, Curtis	713
Flack, Clifford	714
Millsap, Glen	715
Coulter, Ronald	716
Giffen Robert	717
Culham, Elwood	718
Shields, James	719
McLeod, Donald	722
Taylor, Darrel	723
Ruttan, David	724
Scott, Harold	725
Shepherd, George	726
Carmathan Lake Farms Limited	728
Latimer, William	729

FILE NO. 600-3 PAGE 1187 SUBMISSION NO. 476

OWNER: J. G. Adam

LAND: Part Lot 1, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Parks, Acquisition, Administration

SUBMISSION: Effective control can be provided by the local municipality. Funds must be provided swiftly to acquire and establish parks to preserve the Escarpment.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 600-16 PAGE 1188 SUBMISSION NO. 477

OWNER: William Coutts

LAND: Part Lot 7, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: The lands to the north, south and west are not in the Proposed Plan. These lands should be deleted as well.

RECOMMENDED: Accept.

FILE NO. 600-28 PAGE 1189 SUBMISSION NO. 478

OWNER: Lynn Wilkinson

LAND: Lot 1, Concession 7
Lot 1, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: The subject lands be deleted. That recreation not be encouraged in agricultural areas. The Proposed Plan is unnecessary. The Ontario economy cannot finance the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 600-25 **PAGE 1191** **SUBMISSION NO. 479**

OWNER: Hubert B. Sceats

LAND: Part Lots 38 and 39, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Deletion of lands from Proposed Plan requested. (Nottawasaga Township proposed that part of these lands be changed to Escarpment Recreation Area.)

RECOMMENDED: The subject area be retained in the Plan. Redesignation of Part Lots 38 and 39, Concession 12 to Escarpment Recreation be accepted.

FILE NO. 600-27 **PAGE 1193** **SUBMISSION NO. 481**

OWNER: Mrs. V. Bookman

LAND: Part Lot 5, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Administration

SUBMISSION: Niagara Escarpment Commission should be disbanded. Control should be returned to the local municipality.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 600-11 **PAGE 1194** **SUBMISSION NO. 482**

AGENT: Robert Burrow

GROUP: Noisy River Fishing Club

LAND: Part Lot 6, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Parks and Acquisition Policy

SUBMISSION: Concerned about acquisition area. Club should have input before any land acquisition occurs.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process, (July 1984).

FILE NO. 600-7 PAGE 1195 SUBMISSION NO. 483

OWNER: Sam S. Sharpe

LAND: Part Lot 14, Concession 7
Part Lot 7, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: That the Niagara Escarpment Commission proposals be rejected and the Commission dissolved.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officer in Part 1 of this volume and to recommendations of submission 475 (Township of Nottawasaga).

FILE NO. 600-24 PAGE 1198 SUBMISSION NO. 486

COUNSEL: Paul Shaw

OWNER: Dr. and Mrs. R. Heimbecker

LAND: Part Lot 38, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Lands are located across from the Osler Bluffs Ski Resort and should be changed to Escarpment Recreation.

RECOMMENDED: Part Lot 38, Concession 12 be designated Escarpment Recreation. Remaining property be Escarpment Rural.

FILE NO. 600-8 PAGE 1199 SUBMISSION NO. 487

AGENT: Garth Cubitt, President

GROUP: Simcoe County Federation of Agriculture

SUBMISSION: Farming should not be over-regulated. Concern that farming will become a non-conforming use. Farming should be protected from recreation. Implementation should be by a local body.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. S 600-36 PAGE 1201 SUBMISSION NO. 713

COUNSEL: Brian McLellan

OWNER: Curtis Royal

LAND: Part Lot 1, Concession 6
Part Lot 2, Concession 5
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 600-38 PAGE 1202 SUBMISSION NO. 714

COUNSEL: Brian McLellan

OWNER: Clifford Flack

LAND: Part South 1/2 Lot 5, Concession 6
West 1/2 Lot 4, Concession 5
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 600-39 PAGE 1203 SUBMISSION NO. 715

COUNSEL: Brian McLellan

OWNER: Glen Millsap and Paul Millsap

LAND: East 1/2 Lots 2, 3 and 4, Concession 6
East 1/2 Lot 6, Concession 6
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. S 600-46 PAGE 1204 SUBMISSION NO. 716

COUNSEL: Brian McLellan

OWNER: Ronald Coulter

LAND: West 1/2 Lot 2, Concession 6
East 1/2 Lot 1 and 2, Concession 7
West 1/2 Lot 1, Concession 8
Lot 2, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Removal of property from the Proposed Plan requested.

RECOMMENDED: The subject lands be retained in the area of the Plan.

FILE NO. S 600-40 PAGE 1205 SUBMISSION NO. 717

COUNSEL: Brian McLellan

OWNER: Robert Giffen

LAND: Part Lot 15 and 16, Concession 8
Part Lot 16, Concession 7
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lots 15 and 16, Concession 8, be deleted from the Plan.

FILE NO. S 600-41 PAGE 1206 SUBMISSION NO. 718

COUNSEL: Brian McLellan

OWNER: Elwood Culham

LAND: Lot 14, Concession 11
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part west half Lot 14, Concession 11 be deleted from the Plan.

FILE NO. S 600-43 PAGE 1207 SUBMISSION NO. 719

COUNSEL: Brian McLellan

OWNER: James Shields

LAND: Part Lot 18, Concession 9
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: East half Lot 18, Concessin 9 be deleted from the Plan.

FILE NO. S 600-45 PAGE 1210 SUBMISSION NO. 722

COUNSEL: Brian McLellan

OWNER: Donald A. McLeod

LAND: Part Lot 11, Concession 8
Township of Nottawasaga

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. S 600-21 PAGE 1211 SUBMISSION NO. 723

COUNSEL: George Shepherd

OWNER: Darrel Taylor

LAND: West 1/2 Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. S 600-34 PAGE 1213 SUBMISSION NO. 724

COUNSEL: George Shepherd

OWNER: David Ruttan

LAND: Lot 2 and Part Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Escarpment Rural and Escarpment Natural lands be deleted in Lots 2 and 3, Concession 12, Township of Nottawasaga.

FILE NO. S 600-51 PAGE 1215 SUBMISSION NO. 725

COUNSEL: George Shepherd

OWNER: Harold Scott

LAND: Part Lot 3, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection, Escarpment Rural

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Escarpment Rural lands be deleted in Lot 3, Concession 12, Township of Nottawasaga.

FILE NO. S 600-35 PAGE 1216 SUBMISSION NO. 726

OWNER: George Shepherd and Ralph Shepherd

LAND: Part Lot 7, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Rural.

SUBMISSION: Delete subject lands from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. S 600-47 PAGE 1218 SUBMISSION NO. 728

COUNSEL: Alexander E. Besse

OWNER: Carmarthan Lake Farms Limited

LAND: South 1/2 Lot 21, Concession 11
Lot 19-23, Concession 12
Township of Nottawasaga

PROPOSED PLAN: Escarpment Natural, Escarpment Protection, Escarpment Rural

SUBMISSION: Applicant requested that all lands west of the Escarpment Natural Area on the property be deleted.

RECOMMENDED: Part of Lots 19, 20, 22 and 23, Concession 12, Township of Nottawasaga be deleted from the Plan.

FILE NO. S 600-50 PAGE 1220 SUBMISSION NO. 729

OWNER: William Latimer

LAND: Part West 1/2 Lot 6, Concession 6
Township of Nottawasaga

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Requested a designation change to permit construction of a home on an adjoining separate lot.

RECOMMENDED: Designations remain as recommended by the Niagara Escarpment Commission in June, 1983.

SECTION 7
COUNTY OF GREY

SECTION 7. COUNTY OF GREY

General Submissions

The following submissions in the County of Grey were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Meryl Prange	700-92	412	1248
Dr. Allan Stone	700-74	444	1284
Federation of Ontario Naturalists	700-41	447	1287
Stewart E. Hamill	700-90	451	1291
Blue Mountain Bruce Trail Club	700-46	459	1300
Bruce Trail Association	700-60	463	1304
Saugeen Field Naturalists	700-91	684	1322
Garth Baron	700-114	730	1327
Dr. W.G. Bassett	700-115	731	1328
James Beldon	700-16	732	1329
Hans Kleefeld	700-119	733	1330
Herman McConnell	700-120	734	1331
Dorothy Teakles	700-121	735	1332
Robert Weile	700-122	736	1333
Gerald Weinberg	700-123	737	1334
Sharon & Timothy Thompson	700-124	738	1335
Rbt. & Michael Leverty	700-95	739	1336
Beaver Valley Heritage Soc.	700-113	740	1337
Coalition on the Niagara Escarpment	700-5	742	1340

In the following submissions in the County of Grey, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Lesich Construction	700-47	409	1245
Harold Wrigley	700-56	411	1247
Murray Fox	700-84	416	1252
Bruce N. McKay	700-9	418	1254
Robert Porters	700-7	419	1255
Thomas N. Jones	700-65	420	1256
Norman E. Seabrook	700-13	421	1257
Lloyd Ball	700-6	422	1259
Mr. & Mrs. R. Coward	700-8	423	1260
Fred Davenport	700-12	428	1265
R. Alonzo Rennie	700-11	429	1266
Ray Landherr	700-53	431	1268

Carrie Landherr	700-54	432	1269
Springbank Chalet Farms	700-77	434	1272
Barry W. Reid	700-76	435	1273
Robert W. Reid	700-75	436	1274
Kenneth B. Taylor	700-42	441	1281
Alfred Moos	700-97	442	1282
Bernd Moos	700-1	443	1283
Arnold Flanigan	700-48	450	1290
Sundance of Blantrye Ltd.	700-27	452	1292
Cecile Cole	700-38	453	1294
Alex Torrie	700-35	455	1296
Harold Sutherland	700-24	458	1299
James, Allan, Freda Thompson	700-55	460	1301
Ross Cruikshank	700-57	462	1303
Mervin Campbell	700-61	464	1305
Elroy Belbeck	700-26	465	1306
Walter Scott	700-66	466	1307
Albert King	700-112	468	1315
Donald MacQueen	700-108	470	1317
Hubert B. Cheshire	700-98	692	1323
Donald D. Halls	700-88	694	1325
Dr. Raymond O. Heimbecker	700-4	743	1341

RECOMMENDED: These Lands remain in the area of Plan.

The following submissions in the County of Grey were opposed to the Proposed Plan:

Name	**File No.**	**Submission No.**	**Page**
Dr. J. Rowland	700-3	410	1246
Margaret Quinton	700-14	427	1264
Robert McKessock	700-17	440	1280
Melva Peterson	700-83	693	1324

The following submissions in the County of Grey were made in respect of lands not within the area of the Proposed Plan. The first two submissions involved mapping errors and the Hearing Officers recommended deletion. The last three submissions were made by landowners living outside the area of the Proposed Plan.

Name	File No.	Submission No.	Page
William and Ruby Deakin	700-105	413	1249
George Hamilton	700-99	414	1250
Harvey Vance	700-67	439	1279
Bruce P. Simpson	700-73	461	1302
Mervyn & Philip Bye	700-125	695	1326

RECOMMENDED: Submissions 413, 414: Delete from Plan area.
Submissions 439, 461, 695: None.

Submissions by Municipalities

Name	Submission No.
County of Grey	405
Township of Keppel	406
Township of Derby	407
Township of St. Vincent	472
City of Owen Sound	408

FILE NO. 700-72 PAGE 1237 SUBMISSION NO. 405

AGENT: Ross Arthur, Planning Director

GROUP: County of Grey

The salient features of submissions by the County of Grey are:

405.1 That additional Escarpment Recreation Areas be designated.

The County submitted that several areas of land were suitable for this designation and recommended the following lands to the Hearing Officers for this use:
a) Part Lots 12-16, Concession 4 and 5, Euphrasia Township.
b) Part Lots 9-11, Concession 5, Euphrasia Township.
c) Part Lots 2-6, Concession 5, Euphrasia Township.
d) Part Lots 2 and 3, Concession 5, Euphrasia Township.
e) Part Lots 22-24, Concession 13 and 14, Artemesia Township.

HEARING OFFICERS: Accept redesignation of sites (a), (b), (c), (d) and (e) to Escarpment Recreation.

RECOMMENDED:
a) Part Lots 12-16, Concessions 4 and 5, Township of Euphrasia remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979).

b) Lands in the North 1/2 Lot 9, Lots 10 and 11, Concession 5, Township of Euphrasia, remain designated as recommended by the Niagara Escarpment Commission in November 1979.
With regard to lands in the South 1/2 Lot 9, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.
c) On part Lots 2 to 6, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.
d) On part Lots 2 and 3, Concession 5, Township of Euphrasia, the recommendations of the Niagara Escarpment Commission as submitted in June 1983 be accepted.

405.2 Proposed Minor Urban Centres be accepted as conforming to the Proposed Plan. The lands referred by the County are:
a) Part Lots 5 and 6, Concession 4 and 5, Euphrasia Township.
Part Lots 3-6, Concessions 4 and 5, Euphrasia Township (Kimberley).
b) Part Lots 25-27, Concession 8-10, Artemesia Township (Eugenia).

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in part 1 of this volume and also to Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development, July 1984.

405.3 Downhill ski development be permitted on lands located at Part Lots 2-6, Concession 6, Township of Euphrasia.

RECOMMENDED: The lands in question be subject to the appropriate section of the Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development, July 1984.

FILE NO. 700-87 PAGE 1241 SUBMISSION NO. 406

AGENT: Richard Hughes, Deputy Planning Director, County of Grey

GROUP: Township of Keppel

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

The Township requested that the Escarpment Natural designation of the "Secondary Scarp" on Lots 39 to 45 Colpoys Range and Lots 1 to 22, Georgina Range be removed. Removal of the corresponding Escarpment Protection areas was also requested. The areas in question are shown on Exhibit 276 to the Hearing Officers.

HEARING OFFICERS: Delete lands shown on Exhibit 276.

RECOMMENDED:
The following lands be deleted from the Plan.

- Part Lot 45, Concession 24.
- Part Lots 41 to 45, Concession 25.
- Part Lots 41 to 44, Colpoys Range.
- Part Lots 2 to 22, Georgian Range.
- Part Lots 39 and 40, Concession 25 will remain in the Plan.

FILE NO. 700-103 PAGE 1243 SUBMISSION NO. 407

AGENT: Richard Hughes, Deputy Planning Director, County of Grey

GROUP: Township of Derby

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

The Township requested that the Urban Centre designation apply to Part Lots 13 and 14, Concession 2, Township of Derby.

HEARING OFFICERS: Accept.

RECOMMENDED: The redesignation of the subject lands to Urban Centre be accepted.

FILE NO. 700-106 PAGE 1320 SUBMISSION NO. 472

AGENT: Robert Mackey, Chairman, St. Vincent Planning Board

GROUP: Township of St. Vincent

PROPOSED PLAN: Escarpment Protection and Minor Urban Centre

The Township requested that lands in the Hamlet of Griersville and an area to the north be deleted from the Proposed Plan.

HEARING OFFICERS: That lands in Griersville and vicinity be deleted from the Proposed Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 700-82 SUBMISSION NO. 408
(Written only)

GROUP: City of Owen Sound

The city informed the Hearing Officers that:

- Proposed Plan designations in the City are appropriate,
- the Niagara Escarpment Planning Area coincide with the boundaries of the Niagara Escarpment Plan,
- particular attention be given to controls in Escarpment Natural areas,
- Official Plans of amendments thereto constitute an amendment to the Niagara Escarpment Plan.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and also to The Niagara Escarpment Plan, Volumes 1 and 2, (July 1984).

Submissions on Specific Matters

Name	Submission No.
Sceats, Thomas	415
Thompson, Robert	417
Barnes, Fred	427
Gilles, Allan	425
Johnston, Alex	426
Potter, Irene	430
Sydenham Federation of Agriculture	433
Blaser, Eric	437
Dearie Construction Ltd.	438
Dailey, T., E. & D.	445
Stephens, William	446
Francescut, Danny	448
Dinsmore, David	449
Abernethy, D.	454
Lobban, W.	456
Barnes, Arthur	457
Cambray Investments Ltd.	467
Ontario Trail Riders Association	469
Blue Mountain Resorts and Craigleith Development Ltd.	471
Kramer, Charles	473
Thomson, Lloyd	741

FILE NO. 700-107 PAGE 1251 SUBMISSION NO. 415

OWNER: Thomas Sceats

LAND: Part Lot 12, Concession 1
Township of Collingwood

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Escarpment Protection designation as recommended by the Niagara Escarpment Commission in June, 1983 be accepted.

FILE NO. 700-15 PAGE 1253 SUBMISSION NO. 417

OWNER: Robert C. Thompson

LAND: Part Lot 9, Concession 4
Township of Collingwood

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

RECOMMENDED: This area remain Escarpment Protection.

FILE NO. 700-85 PAGE 1261 SUBMISSION NO. 424

OWNER: Fred Barnes

LAND: Part Lot 5, Concession 4
Part Lot 4, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Minor Urban Centre

SUBMISSION: Either redesignate the Escarpment Protection to Escarpment Recreation or permit an extension of the Kimberley Minor Urban Centre to include these lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-2 PAGE 1262 SUBMISSION NO. 425

OWNER: Allan Gillies

LAND: Lot 1, Concession 2
Township of Collingwood

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Seeks clarification of the acquisition proposed of a portion of the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-68 PAGE 1263 SUBMISSION NO. 426

OWNER: Alex Johnston

LAND: South 1/2 Lot 18, Georgian Range
Township of Keppel

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Clarification sought on certain features of the Proposed Plan.

RECOMMENDED: The subject lands will be deleted from the Plan.

FILE NO. 700-62 PAGE 1267 SUBMISSION NO. 430

OWNER: Mrs. Irene Potter

LAND: Part Lot 11, Concession 12
Township of Sydenham

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Remove subject land from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. 700-16 PAGE 1270 SUBMISSION NO. 433

AGENT: William McKee, Director

GROUP: Sydenham Federation of Agriculture

SUBMISSION: Want Plan area to be reduced to 300 metres on either side of the Escarpment and all Class 1-4 agricultural lands removed from controls of the Plan. The Bruce Trail should not receive government assistance.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this Volume.

FILE NO. 700-89 PAGE 1275 SUBMISSION NO. 437

COUNSEL: Paul Shaw

OWNER: Eric Blaser

LAND: West 1/2 Lot 16, Concession 5
Part Lot 15, Concession 3
Township of Collingwood

PROPOSED PLAN: Escarpment Rural, Escarpment Protection and Escarpment Recreation

SUBMISSION: Seeks clarification of the designations affecting the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-29 PAGE 1276 SUBMISSION NO. 438

COUNSEL: R. W. Macaulay, Q.C.

OWNER: Dearie Contracting Limited

LAND: South 1/2 Lot 9, Concession 5
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

HEARING OFFICERS: Modify the Proposed Plan to change designation of subject lands to Escarpment Recreation.

RECOMMENDED: For the south half of Lot 9, Concession 5, the recommendation of the Niagara Escarpment Commission as proposed in June 1983 be accepted.

FILE NO. 700-18 PAGE 1285 SUBMISSION NO. 445

OWNER: Thomas, Earl and Donald Dailey

LAND: Part Lot 28 and 29, Concession 20
Township of Keppel

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 700-101 PAGE 1286 SUBMISSION NO. 446

OWNER: William Stephens

LAND: Lot 27, Concession 8
Township of Artemesia

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

HEARING OFFICERS: Delete subject property from the Proposed Plan.

RECOMMENDED: Accept.

FILE NO. 700-96 PAGE 1288 SUBMISSION NO. 448

COUNSEL: B. Boyce

OWNER: Danny A. Francescut

LAND: Lots 16, 17 and 18, Concession 3
Township of Collingwood

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Sought clarification of how the designations affect the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers and Niagara Escarpment Plan, Volume 2: Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

FILE NO. 700-80 PAGE 1289 SUBMISSION NO. 449

OWNER: David Dinsmore

LAND: North 1/2 Lot 2, Concession 5
Township of St. Vincent

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject area be retained in the Plan.

FILE NO. 700-81 PAGE 1295 SUBMISSION NO. 454

OWNER: Donald Abernethy

LAND: Part Park Lots 48 and 49
Town Plot of Brooke
Township of Sarawak

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Wishes to develop as 4 or 5 lots in place of the existing 18 lots.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-28 PAGE 1297 SUBMISSION NO. 456

AGENT: William Lobban

OWNER: Mrs. Joan Lobban

LAND: Part Lot 7, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate the lands to Escarpment Protection and remove the lands from Acquisition.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-23 PAGE 1298 SUBMISSION NO. 457

COUNSEL: J. F. Laing

OWNER: Arthur G. Barnes

LAND: North 1/2 Lot 2, Concession 4
Township of Collingwood

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Opposed to the acquisition of his lands.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 700-40 PAGE 1308 SUBMISSION NO. 467

COUNSEL: John Keefe and Rosalyn Houser

OWNER: Cambray Investments Ltd.

LAND: Part Lots 12, 13 and 14, Concession 5 and 6
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Redesignate to Escarpment Recreation.

HEARING OFFICERS: Modify Proposed Plan by changing designation of the subject property from Escarpment Protection to Escarpment Recreation.

RECOMMENDED: Subject lands remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979).

FILE NO. 700-86 PAGE 1316 SUBMISSION NO. 469

AGENT: Hans Hausler

GROUP: Ontario Trail Riders Association

SUBMISSION: Designate horse trails in the Proposed Plan.

RECOMMENDED: None.

FILE NO. 700-64 PAGE 1318 SUBMISSION NO. 471

AGENT: George Weider, Chairman
Blue Mountain Resorts Limited and
President of Craigleith Development Limited

OWNER: Blue Mountain Resorts Limited and Craigleith Development Limited

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: General support for the Plan. Clarification suggested of permitted uses in Escarpment Recreation Areas. Revisions to the Implementation section of the Proposed Plan also proposed.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume and to Niagara Escarpment Plan, Volume I: Planning and Implementation Process (July 1984).

FILE NO. 700-104 PAGE 1321 SUBMISSION NO. 473

OWNER: Charles Kramer

LAND: Part Lot 16, Concession 4
Part Lot 14, Concession 2
Township of Derby

PROPOSED PLAN: Escarpment Protection and Escarpment Rural
Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lot 14, Concession 2 be designated Urban Centre. Balance of the property be retained in the Plan.

FILE NO. S 700-126 PAGE 1339 SUBMISSION NO. 741

OWNER: Lloyd Thomson

LAND: East 1/4 Lot 4, Concession 4
Township of Euphrasia

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Urges immediate acquisition of the property.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

SECTION 8
COUNTY OF BRUCE

SECTION 8. COUNTY OF BRUCE

General Submissions

The following submissions in the County of Bruce were in general support of the Proposed Plan:

Name	File No.	Submission No.	Page
Innis Jenkins	800-4	376	1363
Bruce Trail Association	800-2	388	1376
Malcolm Campbell	800-52	399	1388
Vincent Elliott	800-1	678	1395
Coalition on the Niagara Escarpment	800-6	679	1396
Federation of Ontario Naturalists	800-24	680	1397
Saugeen Field Naturalists	800-49	683	1400
Joseph Johnson	800-58	686	1402
Bryce Kindrick	800-12	688	1404
Bernd Baldus	800-60	691	1407

In the following submissions in the County of Bruce, requests were made for deletions from the Proposed Plan:

Name	File No.	Submission No.	Page
Vernon Mackie	800-13	378	1365
Angus Ralph	800-16	382	1369
A. H. Libby	800-44	387	1375
Ronald Ceaser	800-15	395	1383
Frank and Ismay Richardson	800-11	396	1384
Garfield Shouldice	800-55	685	1401

RECOMMENDED: These lands remain in the area of the Plan

The following submissions in the County of Bruce were opposed to the Proposed Plan:

Name	File No.	Submission No.	Page
Ivor C. Bridge	800-7	375	1362
Phil McNichol	800-8	379	1366
Bruce Peninsula Protection Association	800-25	393	1381
Gordon & Rhonda Richardson	800-17	394	1382
Richard Fox	800-27	403	1393

Niagara Escarpment Northern Ratepayers Association	800-30	404	1394
Clayton McKague	800-14	689	1405

Submissions by Municipalities

Name	**Submission No.**
County of Bruce	373
Township of Albemarle	374

FILE NO. 800-46 PAGE 1357 SUBMISSION NO. 373

AGENT: Donald B. Scott, Planning Director

GROUP: County of Bruce

At the hearings, the County of Bruce suggested certain changes and alterations to the Proposed Plan based on the advice of its member municipalities. Exhibit 252, parts (a) and (b) includes details of the proposed changes and forms the basis of the following sections.

HEARING OFFICERS: The Proposed Plan (1979) be modified by deleting the areas recommended for deletion as shown on Exhibit 252 (a) and (b) and that the Plan be modified by the changes in designations set out in the above Exhibit.

373.1 The County proposed that the following areas be deleted from the Plan:

Area I. Part Lots 43-46 Concession 1 EBR, St. Edmunds Township.

Area 2. Lot 11, Concession 7 EBR, Lindsay Township.

Area 3. Part Lots 20-23, Concession 3 and 4 EBR, Eastnor Township.

Area 4. Part Lots 1-14, Concession 6, 7 and 8 EBR, Eastnor Township. Lots l-5, Concession 8 EBR, Albemarle Township.

Area 5. Part Lots 26-33, Concession 8 EBR, Albemarle Township and Part Lots 32-35, Concession 5 and 7 EBR, Albemarle Township.

RECOMMENDED:
Areas 1 to 4 be deleted. In Area 5, that only the following areas in Albemarle Township be deleted.

- Part Lots 34 and 35, Concession 5 EBR.
- Lots 32, 33 and Part 34, Concession 7 EBR.
- Lots 25, 27, 28 and Part 29, 30, Concession 8 EBR.

373.2 It was proposed that certain lands designated Escarpment Natural in the Proposed Plan be redesignated to Escarpment Protection and Escarpment Rural and that certain lands designated Escarpment Protection in The Proposed Plan be redesignated to Escarpment Rural. It was also proposed that Escarpment Natural and Escarpment Protection areas be approximately 300 metres wide.

The following lands are included:

- Lots 1-34, Concession 1-13, EBR, St. Edmunds Township.
- Lots 42-50, Concession 5-13 EBR, Lindsay Township.
- Lots 1-17, Concession 5-9 EBR, Lindsay Township.
- Lots 40, 42 and 43, Concession 4, 5 and 6 EBR, Eastnor Township.
- Lots 11-15, Concession 7, 8, and 9 EBR, Eastnor Township.
- Lots 2-7, Concession 8-12 EBR, Eastnor Township.

RECOMMENDED: Designations for the subject lands as proposed by the County of Bruce in Exhibit 252 be accepted. These are illustrated in the Maps accompanying the Niagara Escarpment Plan: Vol. 2, Recommended Policies of the Provincial Secretary for Resources Development (July 1984).

373.3 It was proposed that the following lands be redesignated to Escarpment Recreation:

- Block 9 EBR, Town Plot of Bury, St. Edmunds Township.
- Part Lots 46-50, Concession 1, 2 and 3 EBR, St. Edmunds Township.
- Lots 27-39, Concession 7 EBR, Lindsay Township.
- Part Lots 15 and 16, Concession 9 EBR, Lindsay Township.
- Part Lots 7-10, Concession 9 EBR, Lindsay Township.
- Part Lots 13 and 14, Concession 11 EBR, Eastnor Township.
- Part Lots 5 and 6, Concession 12 EBR, Eastnor Township.

RECOMMENDED: The subject lands be redesignated Escarpment Recreation as recommended by the Niagara Escarpment Commission in June 1983.

373.4 It was also proposed that the following lands be redesignated to Escarpment Recreation:

- Part Lots 24-28, Concession 15 EBR, Albemarle Township.

RECOMMENDED: The subject area remain designated as Escarpment Natural.

FILE NO. 800-47 PAGE 1361 SUBMISSION NO. 374

AGENT: Gordon W. Hotham, Clerk-Treasurer

GROUP: Township of Albemarle

SUBMISSION: The Township generally supported the brief of the County of Bruce and requested that certain areas be removed from the Proposed Plan.

RECOMMENDED: Refer to recommendations in Submission 475 (County of Bruce).

Submissions on Specific Matters

Name	Submission No.
Grant, Mr. & Mrs. D.	377
Lemcke, Ivan	380
Clark, John	381
Gattis, Ronald	383
Hepburn, William	384
Ward, Lawrence	385
Barfoot, Clifford	386
Lerner, Frances	389
Loucks, Dr. C.	390
Searle, A.	391
Hill, Mr. & Mrs. G.	392
Rodgers, J. & S.	397
Thompson, Mr. & Mrs. J.	398
Murphy, Harold	400
Kropschot, Mrs. R.	401
Mayhew, Leonard	402
Forbes, Harold	681
Watson, Mrs. W.	682
Schwass, R. & M.	687
Rutherford, Jerry	690

FILE NO. 800-33 PAGE 1364 SUBMISSION NO. 377

OWNER: Mr. and Mrs. Donald J. Grant

LAND: Lot 1 and Part Lot 2, Plan 401
Township of Eastnor

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Area.

RECOMMENDED: Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-31 PAGE 1367 SUBMISSION NO. 380

OWNER: Ivan Lemcke

LAND: Lot 13, Concession 12, E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Recreation

SUBMISSION: Expressed concern for the length of time required to process a plan of subdivision.

RECOMMENDED: None.

FILE NO. 800-10 PAGE 1368 SUBMISSION NO. 381

OWNER: John Clark

LAND: Lot 14, Concession 11, E.B.R.
Eastnor Township

PROPOSED PLAN: Escarpment Natural, Escarpment Protection and Escarpment Rural

SUBMISSION: Delete the lands or redesignate a portion to Escarpment Recreation to permit a small cottage subdivision as an extension of an existing partially-developed subdivision.

RECOMMENDED: Accept.

FILE NO. 800-41 PAGE 1370 SUBMISSION NO. 383

OWNER: Ronald Gattis

LAND: Part Lot 28, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 800-37 PAGE 1371 SUBMISSION NO. 384

COUNSEL: Peter Fallis

OWNER: William Hepburn

LAND: Lot 26 and 27, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. 800-21 PAGE 1372 SUBMISSION NO. 385

COUNSEL: Peter Fallis

OWNER: Lawrence W. Ward

LAND: Lot 29 and Part Lot 28, Concession 8 E.B.R.
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lot 28 and Part Lot 29, Concession 8 E.B.R. be deleted.

FILE NO. 800-42 PAGE 1373 SUBMISSION NO. 386

COUNSEL: Peter Fallis

OWNER: Clifford Barfoot

LAND: Lots 29 and 30, Concession 8
Township of Albemarle

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Part Lot 29 and Part Lot 30, Concession 8 be deleted.

FILE NO. 800-48 PAGE 1377 SUBMISSION NO. 389

COUNSEL: Samuel Lerner, Q.C.

OWNER: Mrs. Frances Lerner

LAND: Unit 32, Plan D 24
Township of Albemarle

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial development which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-52 PAGE 1378 SUBMISSION NO. 390

COUNSEL: Samuel Lerner, Q.C.

OWNER: Dr. Charles H. Loucks

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial development which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-53 PAGE 1379 SUBMISSION NO. 391

COUNSEL: Samuel Lerner, Q.C.

OWNER: A. A. Searle

PROPOSED PLAN: Escarpment Recreation

SUBMISSION: Recognize permanent residential development as a permitted use in Recreation Areas. Also concerned about possible commercial develoment which may be incompatible with the residential nature of the area.

RECOMMENDED: Lands remain Escarpment Recreation. Refer to responses to the general recommendations of the Hearing Officers in Part 1 of this volume.

FILE NO. 800-29 PAGE 1380 SUBMISSION NO. 392

OWNER: Mr. & Mrs. Gordon T. Hill

LAND: Part Lot 20, Concession 8 E.B.R.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Acquire the property or provide an easement for access as the property is landlocked by surrounding public lands.

RECOMMENDED: Refer to Niagara Escarpment Plan, Volume 1: Planning and Implementation Process (July 1984).

FILE NO. 800-19 PAGE 1385 SUBMISSION NO. 397

OWNER: James and Shirley Rodgers

LAND: Lot 30, Concession 1 and 2 E.B.R.
Township of St. Edmunds
Lot 18, Concession 6 E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Protection
Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject properties be retained in the Plan. For the designations of these lands refer to the response to Submission 373 (County of Bruce).

FILE NO. 800-54 PAGE 1387 SUBMISSION NO. 398

OWNER: Mr. and Mrs. John H. Thompson

LAND: Lots 44 and 45, Concession 2
Township of St. Edmunds

PROPOSED PLAN: Escarpment Protection and Escarpment Rural

SUBMISSION: Seeks clarification whether rocks and trees may be removed from active farmland in order to enhance the farm.

RECOMMENDED: None

FILE NO. 800-23 PAGE 1389 SUBMISSION NO. 400

COUNSEL: J. D. Murphy

OWNER: Harold Murphy
(Colpoys Cove Investments)

LAND: 1. Lot 26 and 27, Concession 15 E.B.R.
2. Lot 23, Part Lots 24 and 25, Concession 15 E.B.R.
3. Lot 27 and 28, Concession 14 E.B.R.
Township of Albemarle

PROPOSED PLAN: 1. Escarpment Natural and Escarpment Protection
2. Escarpment Natural, Escarpment Protection and Escarpment Rural
3. Escarpment Natural and Escarpment Protection

SUBMISSION:

1. Redesignate Escarpment Protection to Escarpment Rural.
2. Redesignate Escarpment Protection to Escarpment Rural.
3. Redesignate Escarpment Protection to Escarpment Rural and a portion of Escarpment Natural to Escarpment Recreation.

RECOMMENDED: All the subject lands remain designated as recommended by the Niagara Escarpment Commission in The Proposed Plan for the Niagara Escarpment (November 1979) and confirmed in June 1983.

FILE NO. 800-56 PAGE 1391 SUBMISSION NO. 401

OWNER: Mrs. Robert Kropschot

LAND: Town Plot Bury E.B.R. 9 Pt.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Accept.

FILE NO. 800-57 PAGE 1392 SUBMISSION NO. 402

OWNER: Leonard Mayhew

LAND: Town Plot Bury E.B.R. 9 Pt.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Natural

SUBMISSION: Redesignate to Escarpment Recreation

RECOMMENDED: Accept.

FILE NO. S 800-18　　PAGE 1398　　SUBMISSION NO. 681

OWNER: Harold M. Forbes

LAND: Lot 23, Concession 4 and 5
Township of Eastnor

PROPOSED PLAN: Escarpment Natural and Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Lot 23, Concession 4, only be deleted.

FILE NO. S 800-22　　PAGE 1399　　SUBMISSION NO. 682

OWNER: Mrs. W. I. Watson

LAND: Lots 44 and 45, Concession 1 E.B.R.
Township of St. Edmunds

PROPOSED PLAN: Escarpment Rural

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: Accept.

FILE NO. S 800-59　　PAGE 1403　　SUBMISSION NO. 687

OWNER: Rodger and Mary Schwass

LAND: Part Lots 29, 30 and 31, Concession 7 E.B.R.
Township of Lindsay

PROPOSED PLAN: Escarpment Natural and Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject property be retained in the Plan and Part Lot 29, Concession 7 E.B.R. be designated Escarpment Recreation. Remaining lands be designated Escarpment Protection and Escarpment Natural.

FILE NO. S 800-32 PAGE 1406 SUBMISSION NO. 690

OWNER: Jerry Rutherford

LAND: Part Lot 15, Concession 7 E.B.R.
Township of Eastnor

PROPOSED PLAN: Escarpment Protection

SUBMISSION: Delete from area of the Plan.

RECOMMENDED: The subject lands be retained in the Plan. For designations of these lands refer to the response to Submission 373 (County of Bruce).